

# \$399,000 - 536 Canals Crossing Sw, Airdrie

MLS® #A2235131

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.02 Acres

Canals, Airdrie, Alberta

Recently reduced! This beautifully maintained townhome, offered for the first time by the original owners, is centrally located in the Canals, close to downtown Airdrie, shopping, schools and endless walking paths. Here is your chance to own an immaculate townhome with one of the best locations in the development. Overlooking park and green-space. Built by Slokker Homes, this modern and stylish townhome is flooded with natural light from both the East and West. The ground floor features a spacious office, perfect for working from home. Upstairs, the main living area is open and functional, showcasing 9-foot ceilings, upgraded flooring. This contemporary kitchen features plenty of cupboard space, stainless steel appliances and large island. The upper level offers a comfortable primary bedroom complete with a 3-piece ensuite and dual closets, as well as a second bedroom and a 4-piece main bathroom. The laundry room is conveniently located on this floor as well. This beautiful home offers exceptional value and is sure to sell fast. Book your showing today!

Built in 2021

## Essential Information

MLS® # A2235131

Price \$399,000

Bedrooms 2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	536 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

### Amenities

Amenities	Other, Playground, Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard, Playground
Lot Description	Interior Lot
Roof	Asphalt
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 26th, 2025

Days on Market            73

Zoning                        R5

### **Listing Details**

Listing Office               Century 21 Masters

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