

# \$549,000 - 1046 Channelside Way Sw, Airdrie

MLS® #A2264035

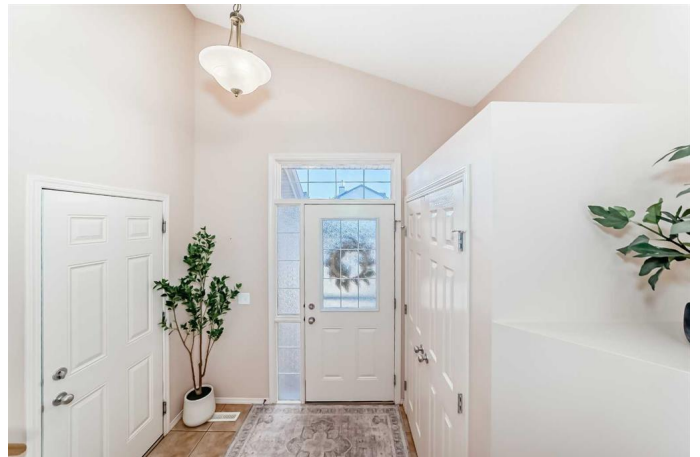
**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Hello Gorgeous! Welcome home to this beautifully maintained 3 bedroom, 3 bathroom property offering over 1943 sq. ft. of fully developed living space. From the moment you step inside, youâ€™ll love the bright, welcoming atmosphere, highlighted by vaulted ceilings, hardwood floors, and an open-concept main floor designed for modern living. The inviting living room features a three-sided gas fireplace, creating a cozy ambiance that connects seamlessly to the kitchen and dining areas. The spacious primary bedroom offers a walk-in closet and four-piece ensuite, while a generous flex room on the main floor provides the perfect space for a home office, guest suite, or creative studio â€“ the possibilities are endless! Downstairs, the fully finished basement expands your living space with a large recreation area, second gas fireplace, additional bedroom, full bathroom, laundry room, and ample storage. Step outside to your private backyard oasis with a freshly stained, two-tier deck â€“ perfect for entertaining, barbecues, or simply relaxing. Additional features include air conditioning for year-round comfort. Nestled on a quiet, family-friendly street, this home is ideally located close to schools, parks, shopping, and Airdrieâ€™s extensive walking path system. This home truly has it all â€“ space, comfort, and a welcoming charm youâ€™ll feel the moment you walk in.



Built in 2005

## Essential Information

MLS® #	A2264035
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1046 Channelside Way Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3H9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Three-Sided

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 12th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	Royal LePage Benchmark
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