

# \$419,999 - 546 Canals Crossing Sw, Airdrie

MLS® #A2194716

**\$419,999**

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Modern Townhome in The Canals â€“  
Airdrieâ€™s Most Sought-After Neighborhood

?? Location: The Canals, Airdrie

?? Bedrooms: 2 + Den

?? Bathrooms: 2.5

?? Parking: [Garage/Driveway]

?? Property Highlights:

? Spacious Open-Concept Living â€“ Massive windows, soaring 9â€™ ceilings, and abundant natural light

? Gourmet Kitchen â€“ Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Islandâ€”perfect for casual dining and entertaining

? Private Balcony â€“ Enjoy sunny days with outdoor relaxation just off the kitchen

? Primary Suite Retreat â€“ Large bedroom with ensuite featuring modern granite counters

? Additional Bedroom & Full Bath â€“ Spacious second bedroom with a full bathroom across the hall

? Convenient Laundry â€“ Full-size washer & dryer on the third floor

? Versatile Main Floor Den â€“ Ideal for a home office, gym, or additional living space

?? Prime Location:

?? Situated in the heart of Airdrie, this home is steps away from:

? Coffee Shops | ?? Grocery Stores | ??

Scenic Canal-Side Trails

?? Donâ€™t Miss This Opportunity! This



townhome offers modern elegance and unbeatable convenience.

Built in 2020

### Essential Information

MLS® #	A2194716
Price	\$419,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	546 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### Amenities

Amenities	Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air  
Cooling None  
Basement None

### Exterior

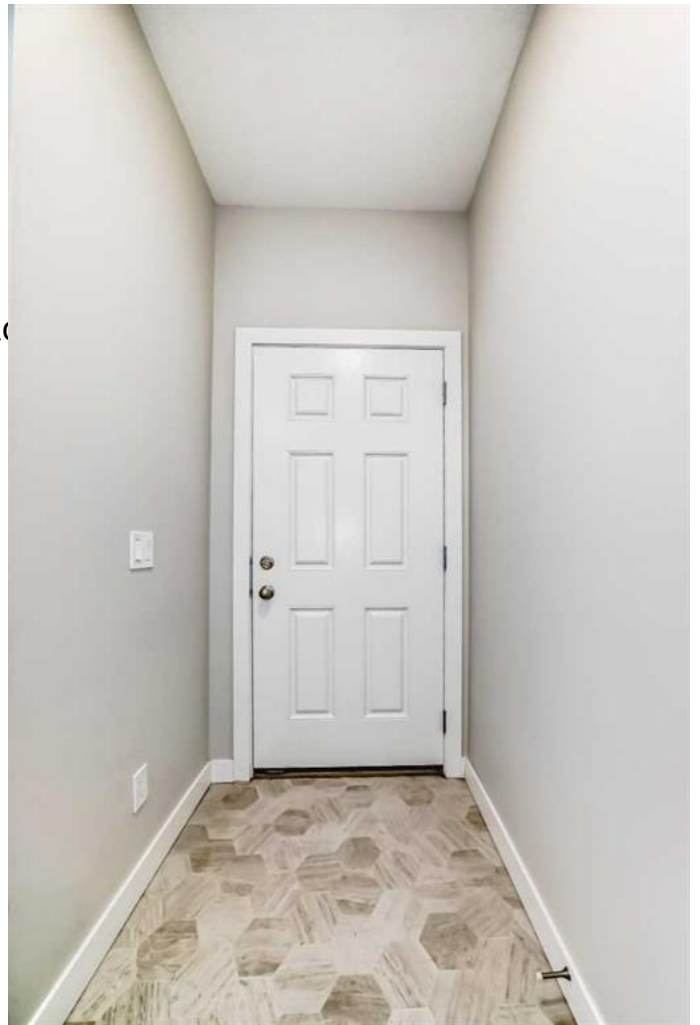
Exterior Features Private Entrance  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed February 14th, 2025  
Days on Market 54  
Zoning R5

### Listing Details

Listing Office Grassroots Realty Group



Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.