

# \$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 | 64                  |
| Zoning         | R5                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|



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