



THE
A-TEAM

**RE/MAX
FIRST**

496 CANALS Crossing, Airdrie T4B 4L3

MLS®#: **A2154846**

Area: **Canals**

Listing Date: **08/02/24**

List Price: **\$439,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2017**
Lot Information
Lot Sz Ar: **1,185 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,458**
Low Sqft:
Ttl Sqft: **1,458**

DOM

47
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`7" x 7`2"	Living Room	Second	12`5" x 10`5"
Kitchen	Second	14`0" x 12`11"	Dining Room	Second	10`11" x 8`11"
Bedroom - Primary	Third	11`9" x 10`1"	Bedroom	Third	9`4" x 8`4"
Bedroom	Third	9`3" x 8`6"	4pc Ensuite bath	Third	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **Welcome to this 3 Storey End Unit Townhouse featuring 3 Beds 1 Den 2.5 Baths w/ 1,458sq. ft. of living space located in Airdrie! Walk into this bright Townhouse, having a sunny East-facing Den w/ a window looking at your fenced front yard, that is perfect as your home office, and half bath on this level. Walking up to the main floor, you will enjoy the 9 feet high ceiling and open-concept layout throughout the living areas. The well-appointed white Kitchen with a center island and eating bar, Quartz countertops, and stainless steel appliances. A glass patio door leads you to the private Balcony w/ a bbq gas hookup. Spacious and Sunny Living and Dining Room with East and West Exposure. On the Upper Level there are a total of 3 Bedrooms and 2 bathrooms feature Quartz countertops. The Primary Bedroom offers his/her closets and a 4 pc Ensuite. There are 2 additional Beds, a 4 pc Bath, and a convenient upper-level Laundry on this floor. Enjoy the comfort of air conditioning throughout the summer. Walking distance to the canal pathway, convenient to the stores on 8th Street. Easy access to recreational activities, shopping, restaurants, transit, downtown Airdrie, Calgary and Deerfoot trail. Don't miss this great opportunity!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123