



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 CANALS Crossing, Airdrie T4B3J4**

MLS® #: **A2156437**

Area: **Canals**

Listing Date: **08/11/24**

List Price: **\$479,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2023**  
Lot Information  
Lot Sz Ar: **1,724 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,361**  
Low Sqft:  
Ttl Sqft: **1,361**

DOM

**38**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:  
Lot Feat: **Creek/River/Stream/Pond**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 5`5"	Kitchen	Main	16`0" x 10`6"
Dining Room	Main	10`0" x 16`9"	Living Room	Main	10`5" x 16`9"
Balcony	Main	7`7" x 10`0"	Laundry	Second	2`8" x 3`1"
4pc Bathroom	Second	8`6" x 4`11"	Bedroom - Primary	Second	11`0" x 12`7"
Walk-In Closet	Second	6`8" x 6`8"	4pc Ensuite bath	Second	8`5" x 4`11"
Bedroom	Second	10`4" x 11`0"	Bedroom	Second	9`5" x 12`10"
Entrance	Lower	3`0" x 4`1"			

Legal/Tax/Financial

Condo Fee: <b>\$331</b>	Title: <b>Fee Simple</b>	Zoning: <b>R5</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **1810351**

Remarks

Pub Rmks: **Welcome to the beautiful community of Canals, a beautiful and kid friendly neighborhood, located in heart of Airdrie. Introducing this elegant 3 story townhome with a single attached garage. Beautiful and well maintained house that you can immediately call yours. Located in the heart of Airdrie this home is close to schools, great shopping places and is walking distance to multiple playgrounds/parks. The main floor of the house has gorgeous vinyl plank flooring, the kitchen has beautiful quartz countertops, dining area and living area as well as a spacious balcony. An amazing 2 pieces powder room on the main floor. On the third floor there is a large primary suite, finished with a walk-in closet and ensuite bathroom completed with quartz counter tops. You will find 2 bedrooms as well as a full bathroom. Located beside the bathroom you will find a laundry closet containing a full size washer and dryer. This beautiful and spacious home has everything you could every ask for with a FULL PLAZA containing grocery stores, coffee shops, park, playgrounds and much more at walking distance. !!!!THIS HOUSE HAS BEEN STAGED, IT DOES NOT COME WITH ANY FURNITURE OR WALL DECOR!!!!**

Inclusions: **Window coverings**  
 Property Listed By: **URBAN-REALTY.ca**

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