



THE
A-TEAM

**RE/MAX
FIRST**

577 CANAL Crossing, Airdrie T4B 3L4

MLS® #: **A2163642**

Area: **Canals**

Listing Date: **09/06/24**

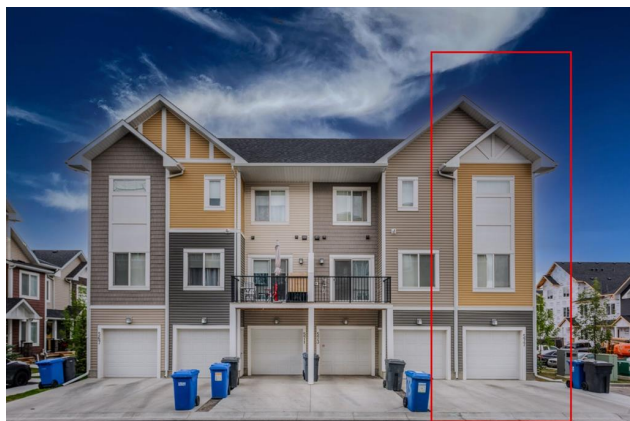
List Price: **\$475,000**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **1,567**
Low Sqft:
Ttl Sqft: **1,567**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Aluminum Siding ,Concrete,Mixed**
Flooring: **Carpet,Ceramic Tile,Concrete,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	5`1" x 5`11"
Kitchen	Second	9`1" x 13`10"
Furnace/Utility Room	Second	7`2" x 5`11"
4pc Ensuite bath	Third	5`0" x 9`0"
Bedroom	Third	16`6" x 10`5"

Room	Level	Dimensions
Dining Room	Second	6`10" x 13`10"
Living Room	Second	20`8" x 20`4"
4pc Bathroom	Third	5`0" x 9`1"
Bedroom	Third	12`10" x 9`8"
Bedroom - Primary	Third	14`4" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks: **What a fabulous town house .Wide Open Floor-plan in this 1,567.21 Square Foot town home in the Center of Airdrie! As you enter you'll come up to the Huge Main Level! The dining & living room are massive for entertaining family & friends. In the kitchen you'll find Quartz Countertops & to the ceiling cabinets! Making your way upstairs you'll come to the UPPER LAUNDRY ROOM, which leads to all 3 bedrooms. The master suite features a 4 PIECE EN-SUITE and a Walk-In closet. Both secondary bedrooms are great size for kids or office space. The bathrooms up here also feature that same quartz countertop! You'll also enjoy the Single Attached Garage & Driveway as well for parking. And there is LOTS of visitor parking right outside the front door! Book your showing today.**

Inclusions: **none**
Property Listed By: **PREP Realty**

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







