



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**274 CANALS Crossing, Airdrie T4B4L3**

MLS® #: **A2165950**      Area: **Canals**      Listing Date: **09/14/24**      List Price: **\$474,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **1,788 sqft**  
 Lot Shape:

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

DOM

**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **No Neighbours Behind,Views**  
 Park Feat: **Driveway,Garage Door Opener,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Bidet,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>18`6" x 10`8"</b>	<b>Dining Room</b>	<b>Second</b>	<b>17`1" x 9`2"</b>
<b>Living Room</b>	<b>Second</b>	<b>17`4" x 12`1"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>8`2" x 3`1"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>4`0" x 5`7"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`6" x 14`5"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>8`3" x 7`0"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>9`1" x 5`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 13`5"</b>	<b>Bedroom</b>	<b>Third</b>	<b>7`11" x 13`5"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>9`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$342**      Title: **Fee Simple**      Zoning: **R5**

Fee Freq:  
**Monthly**

Legal Desc: **1810351**

Remarks

Pub Rmks: **\*\*\*CHECK OUT THE CINEMATIC VIDEO TOUR!\*\*\*Step into modern living with this beautifully upgraded 3-story townhouse, complete with an attached garage, perfectly situated on the scenic canal in the heart of Airdrie. Offering the perfect blend of style and functionality, this home boasts 3 cozy bedrooms, 2.5 bathrooms, and a spacious 1,567 sq ft of thoughtfully designed living space. The best part? This home backs directly onto the canal and picturesque walking paths, offering peaceful views that can be enjoyed every day. Imagine waking up to the tranquility of canal views from your master bedroom or sipping your morning coffee on the spacious balcony, surrounded by serene beauty. The heart of this home is its modern kitchen, equipped with upgraded appliances, including a premium slide-in gas range—perfect for preparing your favorite meals. The main level flows effortlessly, featuring a spacious dining area, an inviting living room, and access to the balcony, making it ideal for both relaxation and entertaining. Upstairs, you'll find your private retreat, complete with three bedrooms. The master suite offers a walk-in closet and a luxurious 4-piece ensuite—your perfect place to unwind. Every room in this townhouse is designed to maximize the stunning setting, with both the master and an additional bedroom offering canal views. Added convenience includes upstairs laundry. With an attached single garage, extra driveway parking, and ample visitor parking, convenience is at your doorstep. Nestled in a family-friendly community, this townhouse is close to schools, parks, and shopping—everything you need for a connected and comfortable lifestyle. Priced to move, this stunning townhouse presents a rare opportunity to secure a home that offers both comfort and elegance. Don't miss your chance to make this your new home or a smart addition to your investment portfolio! NOTE: OPEN HOUSE EVERY DAY - CALL TO SCHEDULE YOUR TOUR!**

Inclusions: **garage door opener, window coverings**  
Property Listed By: **Real Broker**

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









