



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450 CANALS Crossing, Airdrie T4B 4L3**

MLS®#: **A2177186**

Area: **Canals**

Listing Date: **11/04/24**

List Price: **\$459,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2022**

Finished Floor Area  
Abv Sqft: **1,510**  
Low Sqft:  
Ttl Sqft: **1,510**

DOM

**47**  
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: **Covered,Driveway,Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Electric**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`0"
Living Room	Main	9`10" x 9`2"
Living Room	Second	14`2" x 16`11"
4pc Bathroom	Third	5`1" x 9`5"
Bedroom	Third	8`8" x 9`5"
Bedroom - Primary	Third	11`11" x 10`2"

Room	Level	Dimensions
Foyer	Main	7`2" x 13`8"
Dining Room	Second	13`1" x 10`1"
Kitchen	Second	13`8" x 12`10"
4pc Ensuite bath	Third	7`2" x 5`6"
Bedroom	Third	9`4" x 8`5"

Legal/Tax/Financial

Condo Fee:  
**\$342**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R5**

Legal Desc: **1810351**

Remarks

Pub Rmks: **Welcome to your dream home! This stunning corner unit townhouse, built in 2022, boasts over 1,500 square feet of thoughtfully designed living space in the desirable Canals community of Airdrie. As you step inside, you'll be greeted by an abundance of natural light that highlights the fresh, contemporary paint throughout. The main floor features a spacious and versatile den, perfect for a home office or cozy reading nook. The heart of the home is the open-concept kitchen, which includes a stylish island that invites family and friends to gather. Equipped with modern appliances and ample cabinetry, this kitchen is a chef's paradise, offering both functionality and elegance. Moving to the upper level, you will find three generously sized bedrooms that provide a peaceful retreat for rest and relaxation. The primary suite is a true sanctuary, complete with a large window and a private en-suite bath, ensuring comfort and privacy. Enjoy the convenience of nearby amenities, parks, and walking trails in this vibrant community. The attached garage provides additional storage or parking solutions. Don't miss the opportunity to call this exquisite townhouse your home—it perfectly combines modern living with comfort and style. Schedule your viewing today!**

Inclusions:  
Property Listed By: **NA  
eXp Realty**

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











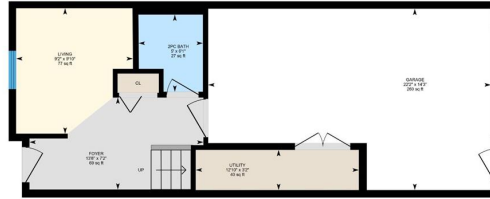






450 Canals Crossing SW, Airdrie, AB

Main Floor Exterior Area 288.74 sq ft  
Interior Area 233.08 sq ft  
Excluded Area 216.04 sq ft

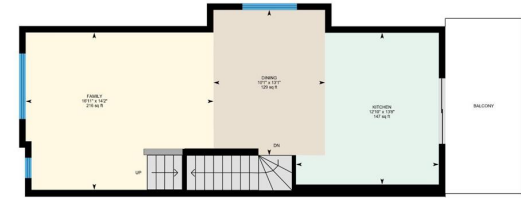


0 2 4 8 ft PREPARED: 2024/10/24

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

450 Canals Crossing SW, Airdrie, AB

Upper Floor Exterior Area 611.04 sq ft  
Interior Area 547.22 sq ft



0 2 4 8 ft PREPARED: 2024/10/24

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

450 Canals Crossing SW, Airdrie, AB

Top Floor Exterior Area 613.14 sq ft  
Interior Area 549.39 sq ft



0 2 4 8 ft PREPARED: 2024/10/24

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.