



THE
A-TEAM

**RE/MAX
FIRST**

484 CANALS Crossing, Airdrie T4B3J4

MLS®#: **A2179293**

Area: **Canals**

Listing Date: **11/15/24**

List Price: **\$398,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **1,078 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,370**
Low Sqft:
Ttl Sqft: **1,370**

DOM

36
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Lower	18`10" x 15`10"	Den	Lower	28`5" x 28`9"
Foyer	Lower	21`11" x 43`6"	Dining Room	Main	31`2" x 34`5"
Kitchen	Main	43`6" x 44`3"	Living Room	Main	43`6" x 42`5"
3pc Ensuite bath	Upper	21`1" x 23`3"	4pc Bathroom	Upper	19`2" x 24`10"
Bedroom	Upper	43`3" x 32`10"	Bedroom	Upper	35`6" x 35`0"

Condo Fee:
\$331

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **1810351**

Remarks

Pub Rmks:

Welcome to this charming 2-bedroom, 3-bathroom townhome, offering IMMEDIATE POSSESSION in the sought-after community of Canals in Airdrie. This well-designed home features a SINGLE ATTACHED GARAGE and a thoughtfully laid-out floor plan with modern finishes throughout. As you enter the home, you'll be welcomed by a spacious den on the entry level. This versatile room, complete with cozy carpet, is perfect for use as a home office or additional living area. Also on this level, you'll find a convenient 2-piece bathroom, access to the attached garage, and the PRIVATE FRONT YARD area, offering a serene outdoor space to enjoy. Upstairs, the main level is designed for modern living with LUXURY VINYL FLOORING that flows seamlessly throughout. The stylish kitchen is equipped with NEW stainless steel appliances, including a refrigerator, microwave hood fan, dishwasher, and electric oven. A granite countertop and a kitchen island provide both function and elegance, while ample cabinet space ensures you have plenty of room for storage. The open-concept living and dining areas are bathed in natural light, with a large window in the living room that adds a bright and airy feel to the space. This flow-through design makes the main level ideal for entertaining or relaxing with family and friends. As you move upstairs, you'll discover two inviting bedrooms. The first room offers flexibility, functioning equally well as a home office or a guest bedroom, featuring a large window that keeps the space bright and airy. Also on this level is a 4-piece bathroom with extra cabinetry, providing plenty of space for all your bathroom essentials. The primary bedroom is a peaceful retreat, featuring an ample closet and a beautifully UPGRADED 3-piece ensuite bathroom with a granite countertop. This tranquil space is designed with comfort in mind. This townhome is ideally located in the vibrant community of Canals, offering easy access to a variety of amenities, including playgrounds, schools, shopping, and dining options, all within walking distance. It's also just minutes away from Deerfoot Trail, making it an easy commute to downtown Calgary. CrossIron Mills Mall and Calgary International Airport are also nearby, offering convenient shopping and travel options. Don't miss out on this fantastic opportunity to own in Canals. Book your showing today and make this beautiful townhome yours!

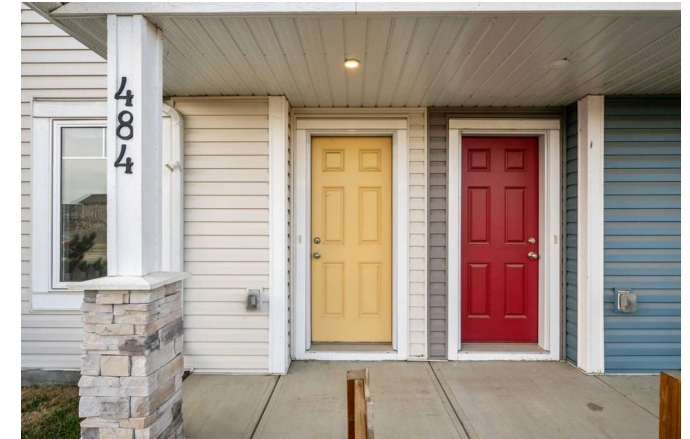
Inclusions:

Tv mount

Property Listed By:

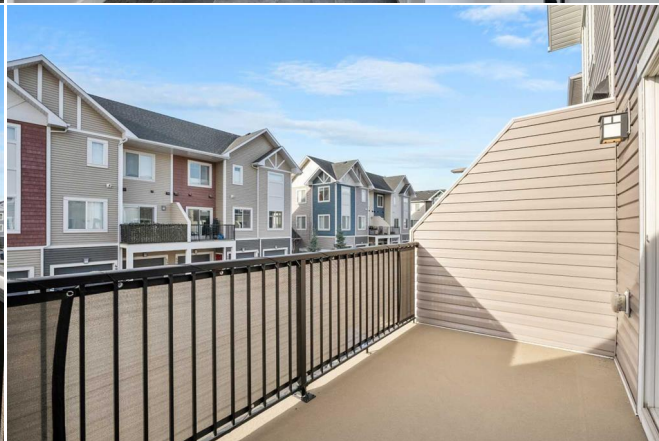
eXp Realty

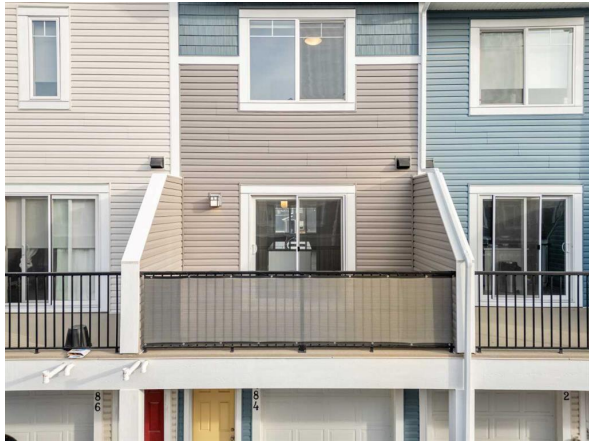
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







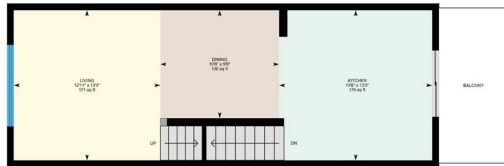






484 Canals Crossing SW, Airdrie, AB

Main Floor Exterior Area 547.32 sq ft
Interior Area 457.81 sq ft



0 4 8 ft

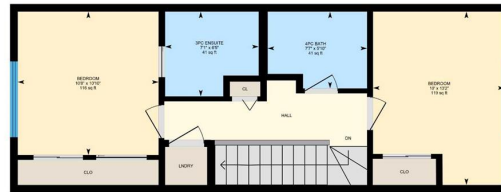
PREPARED: 2024/11/14

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.



484 Canals Crossing SW, Airdrie, AB

2nd Floor Exterior Area 545.83 sq ft
Interior Area 453.08 sq ft



0 3 6 ft

PREPARED: 2024/11/14

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484 Canals Crossing SW, Airdrie, AB

Entry Floor Exterior Area 276.55 sq ft
Interior Area 220.05 sq ft
Excluded Area 362.32 sq ft



0 4 8 ft

PREPARED: 2024/11/14

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