

## 322 CANALS Crossing, Airdrie T4B 4L3

A2195362 Listing 02/24/25 List Price: \$459,800 MLS®#: Area: Canals

Status: Active County: Airdrie Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Airdrie Finished Floor Area 2023 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1,520

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,520

3 (3)

1

1

2.5 (2 1)

3 Storey

Access:

Lot Feat: Backs on to Park/Green Space Park Feat: **Single Garage Attached** 

### Utilities and Features

Roof: **Asphalt Shingle** Construction:

**Vinyl Siding, Wood Frame** Heating: Forced Air, Natural Gas

Sewer: Flooring:

Ext Feat: Balcony, Playground Carpet,Laminate,Tile Water Source:

Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings Int Feat: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Utilities:** 

## **Room Information**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`7" x 10`7"	Dining Room	Main	9`5" x 14`6"
Living Room	Main	12`3" x 15`2"	2pc Bathroom	Main	
Furnace/Utility Room	Main		4pc Bathroom	Upper	
Bedroom - Primary	Upper	11`3" x 10`10"	4pc Ensuite bath	Upper	
Walk-In Closet	Upper	5`6" x 6`11"	Bedroom	Upper	9`0" x 10`11"
Bedroom	Upper	13`4" x 7`8"	Walk-In Closet	Upper	5`9" x 3`3"
Laundry	Upper		Mud Room	Lower	3`0" x 2`11"

## Legal/Tax/Financial

Condo Fee: Title: Zoning: \$350 Fee Simple R5

Fee Freq: Monthly

Legal Desc: **1810351** 

Remarks

Pub Rmks:

Experience the perfect blend of style, comfort, and convenience in this beautifully upgraded townhouse, ideally situated along the scenic canal in the heart of Airdrie. Offering 1,520 sq. ft. of thoughtfully designed space, this home features 3 bedrooms, 2.5 bathrooms, and an attached garage, creating a seamless balance of function and elegance. With southwest exposure and direct access to walking paths along the canal, you'll wake up to peaceful water views and enjoy stunning sunsets from your private balcony. At the heart of the home, the open-concept kitchen shines with upgraded appliances, including a premium slide-in gas range—perfect for cooking and entertaining. The main level flows effortlessly with a spacious dining area, an inviting living room, and easy outdoor access, making it ideal for both relaxation and hosting. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, offering a private retreat to unwind. Both the primary and a secondary bedroom capture gorgeous canal views, while the convenience of upper-level laundry enhances everyday ease. Additional features include central air conditioning, ensuring year-round comfort, an attached single garage, extra driveway parking, and ample visitor parking. Nestled in a family-friendly community, you're just moments from schools, parks, shopping, and more. Whether you're searching for your next home or a smart investment, this stunning townhouse delivers the ideal combination of comfort, modern upgrades, and an unbeatable location—all at an incredible value. Don't miss out—schedule your viewing today!

Inclusions: Garage Door Opener/Controls
Property Listed By: RE/MAX Realty Professionals

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

















