

## 485 Canals Crossing SW Airdrie, Alberta

MLS # A2236374



# \$414,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Imagine waking up and starting your day with a peaceful walk along the water, coffee in hand, and the gentle sounds of the Canals just steps away. Welcome to 485 Canals Crossing SW—a stylish townhome offering more than just a place to live, but a lifestyle you’ll love. Located in one of Airdrie’s most walkable and scenic communities, this 2-bed, 2.5-bath home puts you close to everything—grocery stores, local cafés, restaurants, fitness centres, schools, and green space. Whether you’re running errands or catching up with friends, everything you need is just around the corner. Inside, the bright and airy main floor features 9’ ceilings, large windows, and a modern kitchen with quartz countertops, stainless steel appliances, and plenty of space to cook, entertain, or simply unwind. Upstairs, you’ll find two generous bedrooms, each with their own bathroom, plus convenient upper-floor laundry. The rare undeveloped basement is a blank canvas—ready for your personal touch, whether that’s a home gym, office, extra living space, or creative studio. You’ll also love the attached garage, driveway parking, and front patio—perfect for enjoying sunny afternoons in this vibrant, connected neighbourhood. Whether you’re buying your first home, simplifying your lifestyle, or investing in a growing area—this home delivers on comfort, style, and future potential. Come see what life is like in the Canals. Book your showing today!