

### 604 Canals Crossing SW Airdrie, Alberta

MLS # A2265598



# \$359,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home		

Inclusions: NOne

Discover modern living in this beautifully maintained 2 bedroom, 2.5 bathroom stacked townhouse in Airdrie's sought-after Canals community. With 1,082 sq. ft. of thoughtfully designed space, this home offers an open-concept main floor with durable vinyl plank flooring, a bright living area, and a sleek, contemporary kitchen perfect for everyday living and entertaining. A convenient mudroom off the entrance leads to the attached garage, while a main floor powder room adds guest-friendly functionality. Upstairs, enjoy cozy carpeting, upper-level laundry, and two spacious bedrooms, including a private primary suite with a walk-in closet and 4-piece ensuite. A second full bathroom provides added convenience, and the undeveloped basement offers endless potential for a home office, gym, or extra storage. Perfectly located along 8th Street SW, you're just minutes from shopping, dining, schools, parks, and scenic walking paths along the canals. Whether you're a first-time buyer, downsizer, or simply looking for low-maintenance living in a vibrant neighbourhood, this move-in-ready home is full of comfort, style, and everyday convenience.