

# \$400,000 - 460 Canals Crossing Sw, Airdrie

MLS® #A2207175

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,429 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

**\*\*OPEN HOUSE\*\*** Saturday April 5th 12-2pm,  
Sunday April 6th 12-2PM-Stunning 3-Bedroom  
End Unit Townhome in Canals Crossing â€“  
Move-In Ready! Welcome to 460 Canals  
Crossing SW, a beautifully maintained end-unit  
townhome in the sought-after Canals  
community of Airdrie! This move-in-ready  
3-bedroom, 2.5-bathroom home offers the  
perfect blend of style, comfort, and  
convenience. Step inside to find a bright,  
open-concept living space with modern  
finishes and plenty of natural light. The  
spacious kitchen features sleek countertops,  
stainless steel appliances, and ample  
cabinetryâ€”perfect for cooking and  
entertaining. The adjacent dining and living  
areas create a welcoming space for  
gatherings. Upstairs, the primary suite is a  
private retreat with a large closet and a full  
ensuite bathroom. Two additional well-sized  
bedrooms and a second full bathroom provide  
plenty of space for family, guests, or a home  
office. A convenient upper-level laundry adds  
to the homeâ€™s functionality. As an end unit,  
this home offers extra privacy, more windows  
for added light, and a larger outdoor space.  
Enjoy low-maintenance living with modern  
comforts, all while being close to parks,  
walking trails, shopping, and top-rated schools.  
Donâ€™t miss your chance to own this  
exceptional townhome in one of Airdrieâ€™s  
most desirable neighborhoods! Contact us  
today to book your private showing.



Built in 2023

## Essential Information

MLS® #	A2207175
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	460 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	RS

## Listing Details

Listing Office	eXp Realty
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