

# \$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

Stunning 3-Bedroom End Unit Townhome in Canals Crossing – 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 cabinetry—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 home’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. Don’t miss your chance to own this exceptional townhome in one of Airdrie’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	5
Zoning	RS

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.