

\$399,000 - 485 Canals Crossing Sw, Airdrie

MLS® #A2236374

\$399,000

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.04 Acres

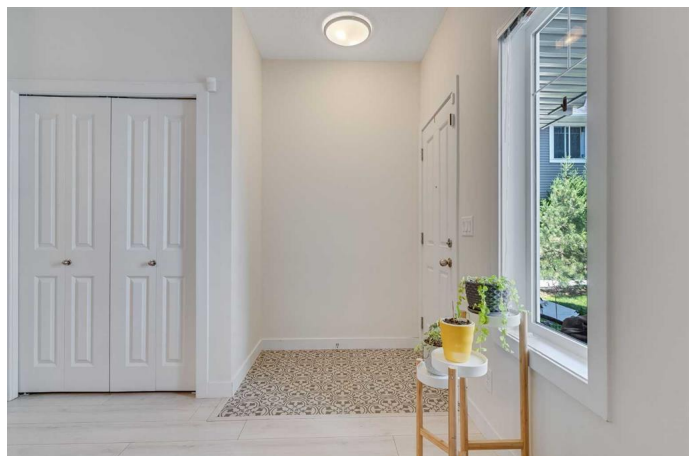
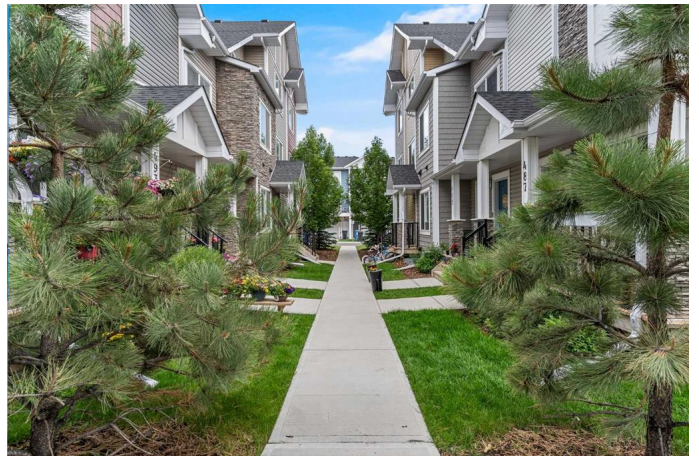
Canals, Airdrie, Alberta

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 caf s, 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 youâ€™re buying your first home, simplifying your lifestyle, or investing in a growing areaâ€”this home delivers on comfort, style, and future potential.

Come see what life is like in the Canals. Book your showing today!

Built in 2019

Essential Information

MLS® #	A2236374
Price	\$399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	485 Canals Crossing Sw
Community	Canals
Condo	Z-name Not Listed
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Community Gardens, Playground
Parking Spaces	2
Parking	Single Garage Attached

of Garages 1

Interior

Interior Features No Animal Home

Appliances Dishwasher, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Level

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete, Slab

Additional Information

Date Listed July 4th, 2025

Days on Market 104

Zoning R5

Listing Details

Listing Office eXp Realty

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