

# \$414,900 - 485 Canals Crossing Sw, Airdrie

MLS® #A2236374

**\$414,900**

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.04 Acres

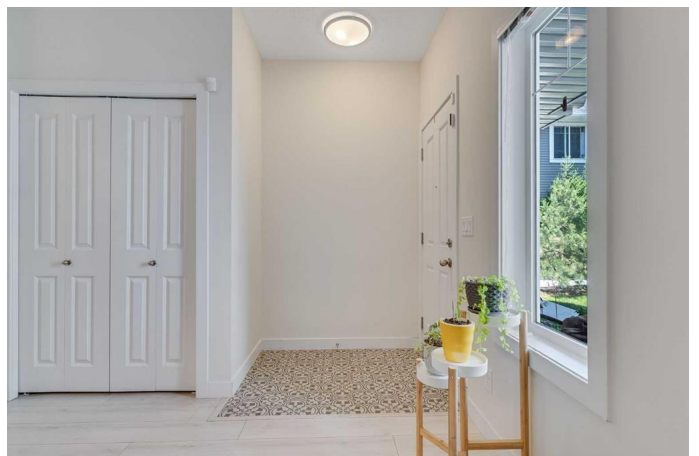
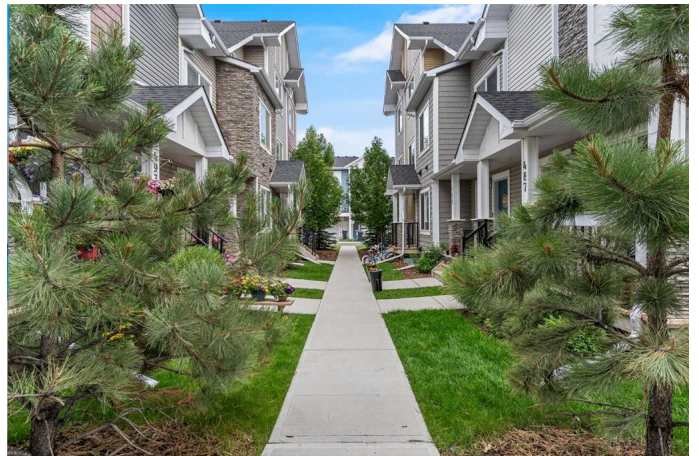
Canals, Airdrie, Alberta

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          | \$414,900     |
| 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 |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Playground, Snow Removal, Trash, Visitor Parking, Community Gardens |
| Parking Spaces | 2                                                                   |
| Parking        | Single Garage Attached                                              |
| # of Garages   | 1                                                                   |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home                                                                                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Humidifier |
| 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 | 73             |
| Zoning         | R5             |

## Listing Details

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

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