

\$424,900 - 384 Canals Crossing Sw, Airdrie

MLS® #A2256307

\$424,900

3 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to this stunning home, designed with style and functionality in mind with A/C Included. The open-concept main living area is filled with natural light from expansive windows and elevated by soaring 9-foot ceilings. A spacious main-floor den offers the flexibility to create a home office, study, or multipurpose room.

At the heart of the home, the upgraded kitchen impresses with elegant QUARTZ countertops, a large island ideal for casual dining, and direct access to a private balcony—perfect for enjoying sunny days. With upgraded/custom pick on cabinets.

Upstairs, the primary suite provides a generous retreat complete with an ensuite featuring sleek QUARTZ finishes. A second large bedroom and a full bathroom sit across the hall, while a conveniently located laundry closet with a full-size washer and dryer adds everyday practicality.

Perfectly combining comfort and convenience, this home is set in an unbeatable location—just steps from coffee shops, a grocery store, and scenic canal-side walking trails.

Built in 2023

Essential Information



MLS® #	A2256307
Price	\$424,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	384 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

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

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	7
Zoning	R5

Listing Details

Listing Office	eXp Realty
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