

# \$369,900 - 604 Canals Crossing Sw, Airdrie

MLS® #A2265598

**\$369,900**

2 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Discover modern living in this beautifully maintained 2 bedroom, 2.5 bathroom stacked townhouse in Airdrie's sought-after Canals community. With 1,082 sq. ft. of thoughtfully designed space, this home offers an open-concept main floor with durable vinyl plank flooring, a bright living area, and a sleek, contemporary kitchen perfect for everyday living and entertaining. A convenient mudroom off the entrance leads to the attached garage, while a main floor powder room adds guest-friendly functionality. Upstairs, enjoy cozy carpeting, upper-level laundry, and two spacious bedrooms, including a private primary suite with a walk-in closet and 4-piece ensuite. A second full bathroom provides added convenience, and the undeveloped basement offers endless potential for a home office, gym, or extra storage. Perfectly located along 8th Street SW, you're just minutes from shopping, dining, schools, parks, and scenic walking paths along the canals. Whether you're a first-time buyer, downsizer, or simply looking for low-maintenance living in a vibrant neighbourhood, this move-in-ready home is full of comfort, style, and everyday convenience.

Built in 2023

## Essential Information

MLS® # A2265598

Price \$369,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,082         |
| Acres          | 0.03          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 604 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B4L4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home                                   |
| Appliances        | Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Electric Oven |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | None, Partially Finished, Unfinished                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 12                 |
| Zoning         | R5                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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