

\$420,000 - 561 Canals Crossing Sw, Airdrie

MLS® #A2248909

\$420,000

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

If you've been waiting for a townhouse that feels like home from the moment you step inside, this is it. Immaculate, upgraded, and styled to perfection, this 1,170 sq. ft. 2-bedroom, 2.5-bath home stands out from the rest.

The main floor's open concept layout is bright and airy, anchored by a designer kitchen with quartz counters, a large island, and quality finishes. Even the flooring and tile have been upgraded, adding style and durability throughout. A welcoming front porch, custom feature walls, and a rear mud room leading to the attached garage add both function and flair.

Upstairs, two spacious bedrooms each have direct access to a full bathroom. The primary suite boasts a walk-through closet and private ensuite with an oversized stand-up shower. Convenient upper laundry and thoughtful storage make everyday life easier.

The basement is ready for your future plans, while low condo fees and remaining builder's warranty give you peace of mind. Outside, you're steps to walking paths, parks, playgrounds, and the canal, with schools, shopping, and dining nearby. Every detail is done, all that's left is for you to move in and enjoy.

Built in 2021

Essential Information



MLS® #	A2248909
Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	561 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

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

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	70
Zoning	R5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.