

\$419,000 - 457 Canals Crossing Sw, Airdrie

MLS® #A2235071

\$419,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Bright Corner Unit with Modern Finishes and Fully Developed Basement. This sun-filled corner unit offers south and west-facing windows, providing an abundance of natural light throughout the open-concept main floor. Featuring 9'™ ceilings, this spacious layout is perfect for both everyday living and entertaining. The modern kitchen boasts quartz countertops, a large island, stainless steel appliances, and ample cabinet and counter space—ideal for home cooks and entertainers alike. Upstairs, you'll find two generous bedrooms and a stylish 4-piece bathroom with a quartz vanity. Enjoy the convenience of upstairs laundry—no need to haul clothes up and down stairs. The fully finished basement includes a third bedroom, an additional 4-piece bathroom, and a versatile den perfect for a home office, gym, or flex space. This well-maintained home is move-in ready and located in a desirable neighborhood. Schedule your showing today—this one won't last!

Built in 2020

Essential Information

MLS® #	A2235071
Price	\$419,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,073
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	457 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T2B 4L3

Amenities

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

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Level, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 30th, 2025
Days on Market	49
Zoning	R5

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.