

482 Canals Crossing SW Airdrie, Alberta

MLS # A2165868



\$430,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,359 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome home to this lovely immaculate air-conditioned two-bedroom 2.5 bath + den town house located in Canals-Central area of Airdrie. This townhouse features everything needed for your family, with a contemporary 3-storey European design features a single attached ground-floor garage with separate driveway and space for second vehicle, lots of natural light, and a sunny balcony. The main floor with high ceiling combines an east facing kitchen with island, entertainment, and dining areas into a large comfortable living space. Den and a powder room perfectly located on the lower, ground level, just off the main entrance. The installed air-conditioning will also ensure those hot summer days are a whole lot more bearable. The town house is steps away from playground, short distance to grocery shops and Canals biking paths, and is easy get away via major roadways with Calgary International Airport being about 20 minutes away and Cross Iron Mills only about 15-minute drive.