

**546 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2194716**



**\$419,999**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Modern Townhome in The Canals &ndash; Airdrie&rsquo;s Most Sought-After Neighborhood ?? Location: The Canals, Airdrie ?? Bedrooms: 2 + Den ?? Bathrooms: 2.5 ?? Parking: [Garage/Driveway] ?? Property Highlights: ? Spacious Open-Concept Living &ndash; Massive windows, soaring 9&rsquo; ceilings, and abundant natural light ? Gourmet Kitchen &ndash; Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Island&mdash;perfect for casual dining and entertaining ? Private Balcony &ndash; Enjoy sunny days with outdoor relaxation just off the kitchen ? Primary Suite Retreat &ndash; Large bedroom with ensuite featuring modern granite counters ? Additional Bedroom & Full Bath &ndash; Spacious second bedroom with a full bathroom across the hall ? Convenient Laundry &ndash; Full-size washer & dryer on the third floor ? Versatile Main Floor Den &ndash; Ideal for a home office, gym, or additional living space ?? Prime Location: ?? Situated in the heart of Airdrie, this home is steps away from: ? Coffee Shops | ?? Grocery Stores | ?? Scenic Canal-Side Trails ?? Don&rsquo;t Miss This Opportunity! This townhome offers modern elegance and unbeatable convenience.