

# \$430,000 - 282 Canals Crossing Sw, Airdrie

MLS® #A2208502

**\$430,000**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Step into this meticulously crafted end-unit townhouse by Slokker Homes, where modern sophistication seamlessly blends with functional design. Boasting 3 bedrooms, 2.5 bathrooms, and over 1,500 sq. ft. of thoughtfully laid-out space, this home offers both comfort and style. With a single attached garage and additional driveway parking, convenience is key.

Ideally located in a desirable neighborhood with scenic views of the Canal, this home radiates warmth and elegance. The open-concept main floor is perfect for entertaining, featuring 10-foot ceilings, wide-plank vinyl flooring, and abundant natural light streaming through large windows. The contemporary kitchen is a chef's dream, equipped with sleek white cabinetry, striking quartz countertops, high-end stainless steel appliances, and a spacious central island with ample seating—ideal for both meal prep and casual gatherings.

Upstairs, the expansive primary bedroom serves as a private retreat, complete with a luxurious 4-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms, a 4-piece bathroom, and a conveniently located laundry room round out the upper level.

Enjoy the ease of low-maintenance living in a prime location, with easy access to top-tier



amenities, schools, shopping, and playgrounds, all while being just a 15-minute drive from Calgary. This exceptional property offers the perfect blend of style and convenienceâ€”book your private showing today!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208502      |
| Price          | \$430,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 282 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Basement          | None                                                                                                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Street Lighting          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 13              |
| Zoning         | R5              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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