

# \$399,888 - 342 Canals Crossing Sw, Airdrie

MLS® #A2260810

**\$399,888**

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential on 0.04 Acres

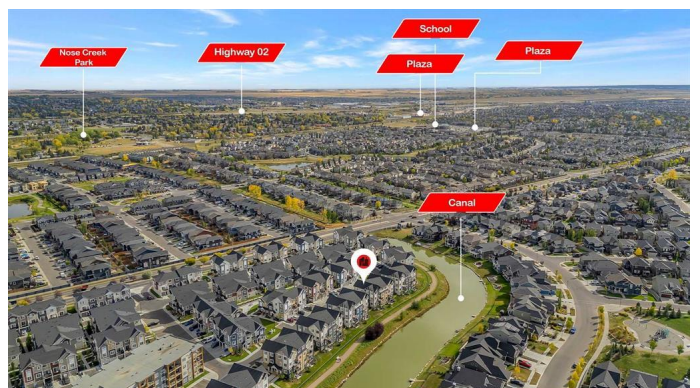
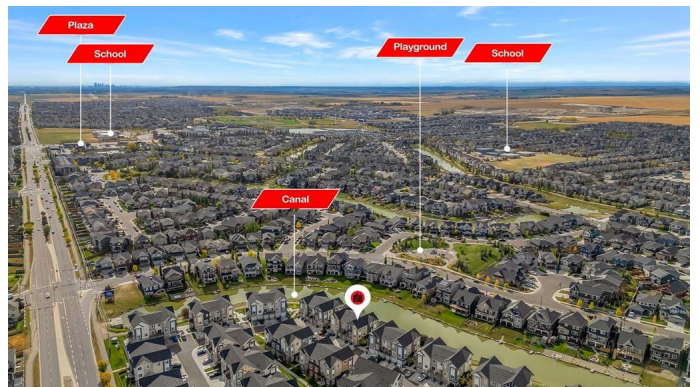
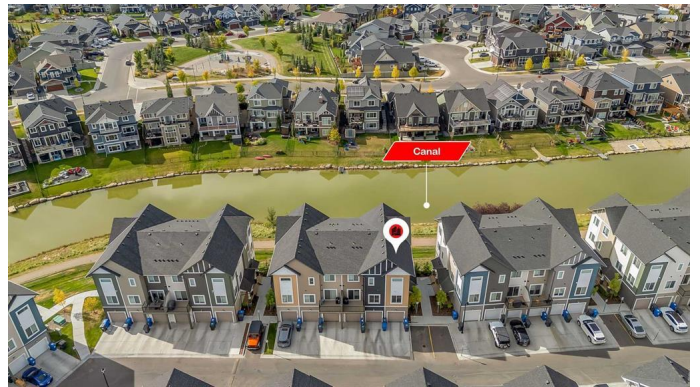
Canals, Airdrie, Alberta

Welcome to this gorgeous upgraded end unit townhome with over 1500 sq ft of quality living space. Main floor very open concept living and dining room. Upgraded kitchen with quartz countertops, center island, and stainless steel appliances. Balcony off the kitchen to enjoy your morning coffee and good for BBQ. 3 spacious bedrooms. 2 1/2 baths. Primary bedroom with it's own 4 piece ensuite and walk in closet. Central air conditioning for those hot summer days. Single attached garage plus an extra driveway parking spot for your convenience. Visitor parking also available in front of the unit. Amazing neighborhood within minutes you will finds of shopping and schools. Immediate possession available. Shows like a show home! Please note the property is virtually staged

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260810  |
| Price          | \$399,888 |
| 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     | 342 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Basement          | None                                                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Front Yard               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 36                   |
| Zoning         | R5                   |

### Listing Details

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