

# \$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 convenience—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	18
Zoning	R5

## Listing Details

Listing Office	eXp Realty
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