



GRASSROOTS
REALTY GROUP

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1167 CHANNELSIDE Drive SW
Airdrie, Alberta

MLS # A2304821



\$419,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions:	n/a
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Location! Location! Location! Welcome to a well-maintained townhome in a central location within Airdrie's coveted Canals community. From a walkability standpoint, you're minutes from Midtown Plaza, Sobeys and a variety of shops, restaurants, and everyday amenities. Inside, this agronomically designed two-storey home features 3 bedrooms and 2.5 bathrooms, offering a layout that epitomizes comfort, convenience and functionality. The main floor is highlighted by 9-foot ceilings and a bright, open-concept design. The kitchen and dining area can accommodate full-sized furnishings and includes a peninsula with seating perfect for casual meals or entertaining. The spacious living room provides flexibility for a variety of furniture settings, a 2-piece powder room with access to the rear-attached garage completes the main level. Upstairs, you'll find generously sized bedrooms, including a primary with a private ensuite. The upper level also offers a full main bathroom, a large laundry room. The unit offers ample parking- with an attached garage, a full driveway, visitor parking, and additional street parking. The complex also features green space, a picnic area, and a playground for residents to enjoy. A well-rounded home in a prime location—this is your opportunity to experience comfortable, convenient living in The Canals.