



GRASSROOTS
REALTY GROUP

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394 Canals Crossing SW
Airdrie, Alberta

MLS # A2327511



\$399,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,581 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters		

Inclusions:	NA
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Have you been waiting for an open concept townhome, for UNDER \$400,000 with an attached garage, 3 bedrooms, and views that can't be beat? Well you're in luck, this beautiful AIR CONDITIONED townhome boasts over 1500 sq ft of living space. The second floor features a seamless flow between the living, dining, and kitchen spaces, all framed by large windows that flood the home with natural light. This floor is where you will find sliding patio doors that open to a SOUTH FACING BALCONY with CANAL VIEWS. You will spend so much time outside listening to the birds chirp, sipping your morning coffee, or quietly enjoying the space while reading a book on a sunny afternoon. Come back inside and head upstairs to find a spacious primary bedroom, complete with ensuite bathroom and large walk in closet, with those great canal views. Here you will also find another 2 good-sized bedrooms, a full bathroom and conveniently located laundry closet. In addition to all the great features inside, the location is one that can't be beat! The Canals offers scenic walking paths along the water, plus you're close to coffee shops, grocery stores, gas stations, and schools.