



GRASSROOTS
REALTY GROUP

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573 Canals Crossing SW
Airdrie, Alberta

MLS # A2336193



\$365,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Come see why no other townhome at the Canals can compete with this much value! with almost 1200sq of total developed OPEN FLOOR PLAN space, this 2021 townhome shows like NEW and has everything you are looking for. Perfect location in a WELL ESTABLISHED COMMUNITY, directly next to the Canals of SW Airdrie, with easy access to major roadways for expedited commutes; plus parks, schools, and green spaces nearby. Forget about outdated interiors, your new home has the exact fit and finish you have been waiting for: all stainless steel appliances, modern luxury vinyl plank, high ceilings, upgraded built in features, oversized ensuite closet on the primary, upstairs laundry, and more! Did we mention your very own attached single garage too? that is right, it is time you stop worrying about leaving your belongings in your vehicle or scraping snow off the windshield for half the year; your spacious garage has room for a full size vehicle (or truck) plus storage! Boasting 2 bedrooms and 2.5 bathrooms, plus a spacious basement ready for your family's next steps. This unit is the best value in the complex at the time of listing and shows in LIKE NEW CONDITION —all that is missing is you to move in. Call your Realtor and book a showing today!