



## 482 Canals Crossing Airdrie Alberta

\$430,000

Welcome home to this lovely immaculate air-conditioned two-bedroom 2.5 bath + den town house located in Canals-Central area of Airdrie. This townhouse features everything needed for your family, with a contemporary 3-storey European design features a single attached ground-floor garage with separate driveway and space for second vehicle, lots of natural light, and a sunny balcony. The main floor with high ceiling combines an east facing kitchen with island, entertainment, and dining areas into a large comfortable living space. Den and a powder room perfectly located on the lower, ground level, just off the main entrance. The installed air-conditioning will also ensure those hot summer days are a whole lot more bearable. The town house is steps away from playground, short distance to grocery shops and Canals biking paths, and is easy get away via major roadways with Calgary International Airport being about 20 minutes away and Cross Iron Mills only about 15-minute drive. (id:6769)

Laundry room 3.00 Ft x 3.17 Ft  
 Primary Bedroom 10.67 Ft x 13.25 Ft  
 Bedroom 10.00 Ft x 13.25 Ft  
 4pc Bathroom 5.83 Ft x 7.50 Ft  
 4pc Bathroom 7.17 Ft x 6.50 Ft  
 Den 9.00 Ft x 7.17 Ft

Foyer 4.33 Ft x 4.00 Ft  
 2pc Bathroom 5.75 Ft x 5.00 Ft  
 Living room 15.00 Ft x 13.25 Ft  
 Kitchen 13.42 Ft x 13.25 Ft  
 Dining room 9.58 Ft x 8.67 Ft  
 Other 7.83 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
 D Gees Realty Inc.

<http://www.dgeeshomes.com/>

**RE/MAX Realty Professionals**

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