



602 Canals Crossing Airdrie Alberta

\$425,000

This beautiful stacked townhouse offers modern living with convenience and style! Spanning 1,078 sq. ft., this home features vinyl plank flooring throughout and an open-concept living room and kitchen area, perfect for both relaxing and entertaining. Key Features: 2 Spacious Bedrooms: Both bedrooms include ensuite bathrooms, providing privacy and convenience. The master bedroom boasts a walk-in closet. 1.5 Bathrooms: A half bath is conveniently located on the main floor for guests. Laundry: Situated on the upper floor for easy access. Open-Concept Living: Walk right into your bright, spacious living room, seamlessly connected to the kitchen. Undeveloped Basement: Plenty of room for future customization or added storage. Tenant Occupied: Currently rented until December 31, 2024. Showings require 24 hours' notice. Location Highlights: The Canals Community: Known for its fantastic location along 8th Street SW, offering quick access to grocery stores, shopping, coffee shops, and walking paths. Family-Friendly: Surrounded by playgrounds, schools, and the beautiful Airdrie Canals - perfect for outdoor activities and leisurely strolls. This townhouse is an excellent opportunity, whether you're looking for a home or an investment property! (id:6769)

Living room 17.25 Ft x 12.83 Ft

Kitchen 10.58 Ft x 8.50 Ft

Dining room 10.58 Ft x 7.08 Ft

2pc Bathroom 6.75 Ft x 3.00 Ft

Bedroom 9.92 Ft x 10.17 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Primary Bedroom 10.08 Ft x 9.67 Ft

Other 6.17 Ft x 4.67 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

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Originally Listed by:
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