

**549 Canals Crossing SW
Airdrie, Alberta****MLS # A2238495****\$398,000**

Division:		Canals	
Type:		Residential/Five Plus	
Style:		2 Storey	
Size:		1,062 sq.ft.	Age: 2021 (4 yrs old)
Beds:		2	Baths: 2 full / 1 half
Garage:		Single Garage Attached	
Lot Size:		0.03 Acre	
Lot Feat:		Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting	
Heating:		Forced Air	Water: -
Floors:		Carpet, Laminate, Linoleum	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: \$ 260
Basement:		Full, Unfinished	LLD: -
Exterior:		Vinyl Siding, Wood Frame	Zoning: R5
Foundation:		Poured Concrete	Utilities: -

Features: High Ceilings, Kitchen Island**Inclusions:** N/A

Welcome to this beautifully townhome within a favorably complex. Arrive at the front to a good size veranda where you can sit and enjoy quiet evenings or watch your kids playing outside. Open the door to a nice laminate flooring on the main-floor and stairs, upstairs floors are carpeted, Bathroom floors are linoleum. This townhome features 2 bedrooms and 2.5 bathrooms, a fully functional kitchen with a nice size island and lots of cupboard space comes with four appliances, just across from the kitchen is a nice size living room where you can relax while cooking, an open-concept vibe giving the space more light, 2 piece power room just behind the kitchen and when coming in from the single attached garage which also feature a parking pad for an additional space, the laundry room is conveniently situated on the upper floor. This location features schools, parks, pathway and a variety of amenities. This home is perfect for first-time home buyer, investor or someone looking to downsize. Call today for your private viewing