

# \$435,000 - 1163 Channelside Drive Sw, Airdrie

MLS® #A2204454

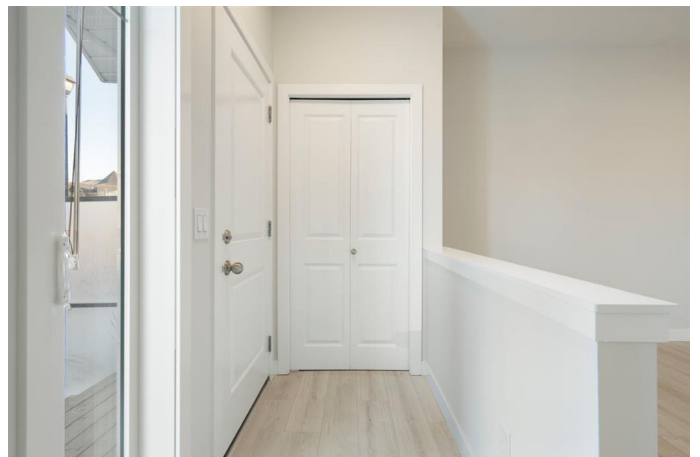
**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom townhome in the sought-after Canals neighborhood of Airdrie. Built in 2022, freshly painted, and backing onto a playground, this home offers a perfect blend of comfort, style, and convenience for families or busy professionals. Step into the spacious main level where a stunning kitchen awaits, featuring quartz countertops and plenty of prep and storage space—ideal for cooking or entertaining. The bright and open living area flows seamlessly from the kitchen, and a convenient half-bath adds function to form. Access your single attached garage directly from this level for ultimate ease. Upstairs, you'll find a generous primary bedroom complete with a walk-through closet and private ensuite. Two additional large bedrooms, a full bathroom, and a well-appointed laundry room offer the perfect layout for families or guests. The lower level features a large unfinished space with endless potential—think home gym, media room, playroom, or a cozy home office. Additional upgrades include tile floors in the bathrooms and laundry area, fresh paint throughout, and thoughtful touches across the home. And good news for pet lovers—this townhome complex is pet-friendly! You™re welcome to have up to two pets (dogs, cats, or one of each), with a maximum weight of 20 kg per animal. Located just minutes from everything Airdrie has to offer, residents of the Canals enjoy scenic walking and biking trails,



a central lake, and easy access to Nose Creek Park and Woodside Golf Course. With quick access to Veterans Blvd and the QEII, commuting to Calgary is a breeze—only 35 minutes to downtown. Whether you’re looking for your first home, upgrading, or investing in a family-friendly community, this move-in-ready townhome is a must-see.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2204454      |
| Price          | \$435,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,452         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1163 Channelside Drive Sw |
| Subdivision | Canals                    |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4B 4L3                   |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking      |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Partial, Unfinished                                                                             |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 12              |
| Zoning         | R5              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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