

# \$724,900 - 289 Canals Circle Sw, Airdrie

MLS® #A2243416

**\$724,900**

4 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

WOW! This former Crestview Show Home is ready for immediate possession. This home has just been through a major update – new flooring throughout, completely painted, completely new upgraded kitchen (new kitchen cabinets, new island, sink and taps, new quartz counters and tile backsplash, all new appliances - frig, dishwasher, stove and microwave hoodfan), new baseboards, new LED fixtures, new toilets, new water heater, furnace serviced and ducts cleaned. This beautiful home is designed for a family featuring 4 bedrooms up, main floor living room, dining, laundry, den and family room. The kitchen is totally new and features an island and pantry. The primary bedroom has a walk-in closet and a four piece ensuite with jetted tub, separate shower and a spacious retreat with balcony for some me-time. The double garage is finished with a natural gas heater and the floor freshly painted. No neighbours behind you - just a playground right out your back gate. This home is situated in the desirable Canals community in Airdrie, is vacant and with all the updates just performed it is ready for your immediate possession.

Built in 2003

## Essential Information

MLS® # A2243416

Price \$724,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,308       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 289 Canals Circle Sw |
| Subdivision | Canals               |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 2Z5              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Walk-In Closet(s), Pantry, Quartz Counters, Track Lighting                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Control(s), Gas Water Heater |
| Heating           | Central, Natural Gas                                                                                             |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Private Yard, Private Entrance       |
| Lot Description   | Rectangular Lot, Back Yard, Front Yard, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Stone, Vinyl Siding               |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 65               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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