

# \$739,900 - 30 Canals Circle Sw, Airdrie

MLS® #A2241499

**\$739,900**

8 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.01 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully maintained 2-storey home with a triple-car garage and total parking for 6 vehicles, located in the sought-after community of Canals in Airdrie. This open-to-below floor plan features large windows, hardwood and tile flooring, a spacious kitchen, and a cozy living area with a gas fireplace. A main floor bedroom with a full bathroom adds convenience and flexibility. Step out from the dining area to a large, private landscaped backyard with a good-sized deck – perfect for outdoor living.

Upstairs offers 4 bedrooms and 2 full bathrooms, including a primary suite with a 4pc ensuite. The fully developed basement features an illegal suite with 3 bedrooms, a 4pc bath, full kitchen, separate laundry, and a private entrance – ideal for extended family or rental potential.

Located close to schools, shopping, parks, and all amenities. With room for 6 vehicles, this home offers both space and functionality. Don't miss out on this incredible opportunity in the family-friendly Canals community!

Built in 2005

## Essential Information

MLS® # A2241499

Price \$739,900



|                |             |
|----------------|-------------|
| Bedrooms       | 8           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,365       |
| Acres          | 0.01        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 30 Canals Circle Sw |
| Subdivision | Canals              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 2Z7             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Gas Water Heater, Washer/Dryer  |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 1                                                           |
| Fireplaces        | Gas                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full, Suite, Exterior Entry                       |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Back Yard    |
| Roof              | Asphalt      |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | R2              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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