

# \$545,000 - 266 Canals Circle Sw, Airdrie

MLS® #A2259277

**\$545,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft  
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Don't miss this incredible opportunity to own a beautifully maintained 1,207 sq ft bungalow located in the sought-after community of The Canals. With exceptional curb appeal, mature landscaping, and a welcoming front porch, this home offers both comfort and character from the moment you arrive.

Step inside to discover a bright and open floor plan enhanced by vaulted ceilings, creating a spacious and airy ambiance throughout. The front living room is perfect for relaxing evenings, complete with a cozy gas fireplace for added warmth and charm.

The well-appointed kitchen features a generous breakfast bar, ample cabinetry, and a large corner pantry—ideal for everyday living and entertaining. Adjacent to the kitchen, the dining area comfortably accommodates a full dining set and provides access to your private backyard retreat.

The primary bedroom offers plenty of space for a king-size bed, along with a walk-in closet and a private ensuite. Two additional generously sized bedrooms, laundry room, and a full 4-piece bathroom complete the main level.

Enjoy the outdoors year-round in your beautifully landscaped, private backyard, featuring a built-in hot tub and low-maintenance composite decking—perfect



for entertaining or quiet evenings under the stars.

The expansive, undeveloped basement offers endless potential for future development, allowing you to tailor the space to your lifestyle needs. Additional features include an attached garage with pull-down ladder access to overhead storage.

Situated on a quiet road with park access just across the street and close proximity to the scenic canal pathways, this home offers a peaceful setting with convenient access to local shopping, schools, and amenities.

Contact your favourite real estate agent today to schedule your private showing!

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259277    |
| Price          | \$545,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,207       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 266 Canals Circle Sw |
| Subdivision | Canals               |
| City        | Airdrie              |
| County      | Airdrie              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4B 2Z6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Poured Concrete                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 26                   |
| Zoning         | R1                   |

### Listing Details

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

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