

\$799,900 - 30 Canals Circle Sw, Airdrie

MLS® #A2225284

\$799,900

8 Bedroom, 4.00 Bathroom, 2,365 sqft
Residential on 0.13 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® # | A2225284 |
| Price | \$799,900 |



| | |
|----------------|-------------|
| Bedrooms | 8 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,365 |
| Acres | 0.13 |
| 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, Washer/Dryer, Gas Water Heater |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

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

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 4 |
| Zoning | R2 |

Listing Details

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

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