

# \$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, Gas Water Heater, Washer/Dryer
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	26
Zoning	R2

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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