

\$549,000 - 1046 Channelside Way Sw, Airdrie

MLS® #A2264035

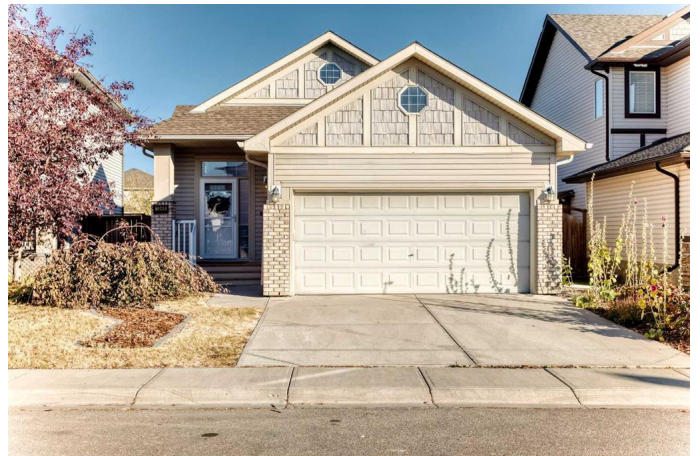
\$549,000

3 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Hello Gorgeous! Welcome home to this beautifully maintained 3 bedroom, 3 bathroom property offering over 1943 sq. ft. of fully developed living space. From the moment you step inside, youâ€™ll love the bright, welcoming atmosphere, highlighted by vaulted ceilings, hardwood floors, and an open-concept main floor designed for modern living. The inviting living room features a three-sided gas fireplace, creating a cozy ambiance that connects seamlessly to the kitchen and dining areas. The spacious primary bedroom offers a walk-in closet and four-piece ensuite, while a generous flex room on the main floor provides the perfect space for a home office, guest suite, or creative studio â€“ the possibilities are endless! Downstairs, the fully finished basement expands your living space with a large recreation area, second gas fireplace, additional bedroom, full bathroom, laundry room, and ample storage. Step outside to your private backyard oasis with a freshly stained, two-tier deck â€“ perfect for entertaining, barbecues, or simply relaxing. Additional features include air conditioning for year-round comfort. Nestled on a quiet, family-friendly street, this home is ideally located close to schools, parks, shopping, and Airdrieâ€™s extensive walking path system. This home truly has it all â€“ space, comfort, and a welcoming charm youâ€™ll feel the moment you walk in.



Built in 2005

Essential Information

MLS® #	A2264035
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1046 Channelside Way Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Three-Sided, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	Royal LePage Benchmark
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