

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

MLS® #A2264035

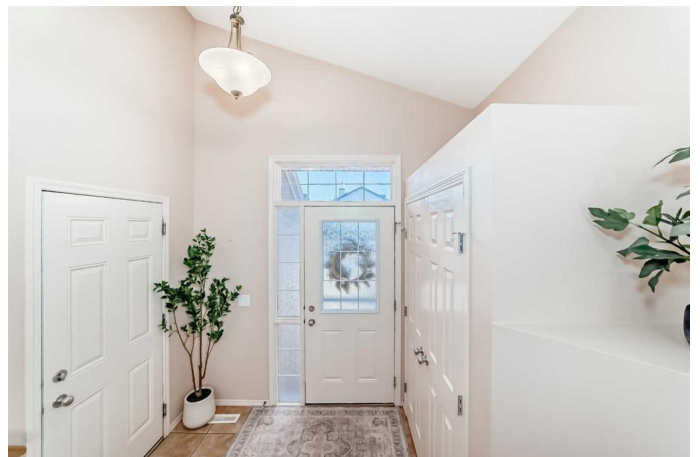
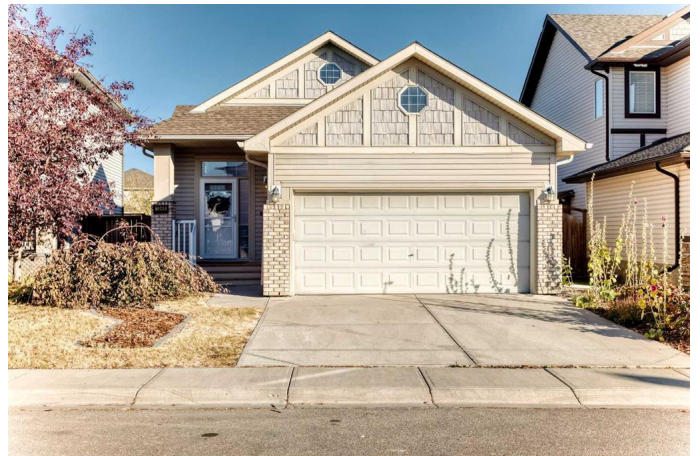
**\$549,000**

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        | Gas, Living Room, Mantle, Basement, Three-Sided                                                                         |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | 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 | 16                 |
| Zoning         | R1                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.