

\$759,000 - 973 Channelside Road Sw, Airdrie

MLS® #A2245356

\$759,000

4 Bedroom, 5.00 Bathroom, 2,842 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

Welcome to this exceptional property in Airdrie's sought-after Canals community, featuring a SELF-CONTAINED LEGAL CARRIAGE SUITE above the triple garage. Whether you are looking to generate monthly rental income, create a private space for family, or simply enjoy the flexibility of two complete living spaces, this home offers incredible value and versatility. Step inside to a grand two-storey foyer that opens into a bright and inviting main floor. The living room provides plenty of space for family gatherings, while the gourmet kitchen features granite countertops, stainless steel appliances, a corner pantry, and ample cabinetry. A dedicated home office, laundry area, and convenient 2-piece bath complete this level. Upstairs, the primary suite offers a relaxing retreat with a jetted tub, separate shower, and walk-in closet. Two additional bedrooms and a full 4-piece bath provide space for everyone. The fully finished basement adds even more flexibility, with a theatre room (wired for surround sound), a games area with bar, two flex rooms, and a 3-piece bath, perfect for a gym, home studio, or extra storage. But the true standout? The LEGAL CARRIAGE SUITE above the garage. A complete, self-contained living space with its own private entrance, kitchen with pantry, spacious living room with balcony, bedroom, 4-piece bath, and laundry. It's ideal for generating rental income, housing extended family, or creating a private guest space, all designed with the same



quality finishes as the main home. Outside, enjoy a large deck and landscaped yard close to scenic walking paths along the canal. With a triple garage, plenty of parking, and endless possibilities, this property truly has it all. If you have been searching for a home that blends lifestyle, comfort, and investment opportunity, this is the one. Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2245356
Price	\$759,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,842
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	973 Channelside Road Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J4

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Pantry, Soaking Tub, Granite Counters, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	76
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.