

902, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2211851



\$399,000

Division:	Kings Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: \$ 312

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: TV wall mount in living room

Welcome to this beautifully updated and fully developed townhome offering 1,054 sq ft on three levels. Nestled in the quiet and established community of Kings Heights, this home combines comfort, functionality, and unbeatable convenience. Step inside to discover a modern living space and inviting main floor, featuring durable laminate flooring and an abundance of natural light. The thoughtfully designed kitchen boasts rich cabinetry, a stylish tiled backsplash, pantry, breakfast bar, and direct access to the open dining area—perfect for entertaining. A convenient powder room and patio door to your private, fenced backyard complete this level, offering an ideal spot for morning coffee or evening relaxation. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite—perfect for families or roommates seeking privacy and comfort. The fully finished basement adds even more living space and versatility. Whether you envision a cozy movie room, home gym, or guest suite, this level is ready to meet your needs. It includes an additional 4-piece bathroom and a third bedroom. Additional features include air conditioning, water heater 2024, water conditioner 2024, low condo fees, fresh paint, and assigned titled parking just steps from your front door—with visitor parking throughout the complex. Kings Heights is a beautifully maintained community with mature landscaping and tree-lined streets. Pet-friendly (with board approval for up to two pets) and located just minutes from walking trails, schools, transit, shopping, and many of Airdrie’s top amenities, this home offers a truly turn-key lifestyle. Don't miss your chance to make this exceptional home yours—schedule a private showing today