

**2107, 2445 Kingsland Road SE
 Airdrie, Alberta**

MLS # A2234578



\$365,000

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|------------------|-----------------------|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,153 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard | | |

| | |
|--------------------|-----------------------------|
| Heating: | Forced Air |
| Floors: | Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan, See Remarks |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 312 |
| LLD: | - |
| Zoning: | R2-T |
| Utilities: | - |

Inclusions: NA

Welcome to this cozy and affordable townhome in the heart of Kings Heights — a quiet, family-friendly neighborhood with everything you need just minutes away! You’ll love being close to great restaurants, shopping, schools, parks, and with Calgary and CrossIron Mills just a short drive, commuting is a breeze. Inside, you’ll find 1,150 sq ft of well-designed space, featuring 2 spacious bedrooms, each with its own ensuite making it perfect for roommates, guests, or a small family. The unfinished basement is ready for your personal touch, whether that’s a home gym, office, or extra living space. Recent updates include a newer furnace and hot water tank, so the big stuff is already taken care of. Enjoy the south facing backyard for those sunny afternoons, and take advantage of the pet-friendly, family oriented complex that includes lots of guest parking. This home checks all the boxes for comfort, convenience, and value, come see it for yourself!