

## 2102, 4 Kingsland Close SE Airdrie, Alberta

**MLS # A2248790**



**\$296,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 509
<b>LLD:</b>	-
<b>Zoning:</b>	R4
<b>Utilities:</b>	-

**Inclusions:** N/A

Bright, Spacious & Move-In Ready in Kings Heights! Easy to show and a true pleasure to see, this stylish 2-bedroom, 2-bathroom main floor corner unit blends convenient accessibility with a bright, open-concept design that's perfect for modern living. The kitchen is a standout, featuring a smart layout, sleek quartz countertops, and timeless shaker-style cabinets that offer plenty of storage & including a generous wall pantry. Durable laminate flooring flows seamlessly through the kitchen, dining, and living areas, enhancing the spacious feel. With 9-foot ceilings and an abundance of windows, natural light fills the home, creating a warm and welcoming atmosphere. The large primary bedroom includes double closets and a private ensuite with a walk-in shower and quartz counters. The second bedroom and full bathroom are tucked away from the primary, making this layout ideal for roommates, families, or hosting overnight guests. In-suite laundry means no more hauling loads to a laundromat, while a separate storage locker keeps seasonal and extra items neatly out of sight. Step outside to the peaceful concrete patio, complete with a gas line for effortless summer barbecues. Condo Fees of \$509.47 includes heat and water - you pay electricity, 2 Pets permitted with Board Approval maximum weight 30 lb. Located in the sought-after Courtyards of Kings Heights, you'll be within walking distance to a variety of shops, restaurants, coffee spots, daycare, and a gym. Kings Heights also offers beautiful walking paths, ponds, schools, and parks. Shows beautifully&mdash;book your private showing today!