

504, 1225 Kings Heights SE Airdrie, Alberta

MLS # A2268240



\$364,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Str		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to your new home in Kings Heights! This beautifully maintained 975 sq ft two-storey townhome offers a bright open-concept layout with stunning luxury vinyl plank flooring throughout the main floor, flowing from the spacious living and dining areas into a larger-than-average kitchen featuring quartz countertops, stainless steel appliances, and plenty of counter and cabinet space—perfect for cooking and entertaining. A convenient two-piece bathroom completes the main level. Upstairs, you’ll find brand-new carpet (October 2025), two generous primary bedrooms each with its own ensuite, ample closet space, and large windows that fill the rooms with natural light, along with upper-floor laundry for added convenience. The tandem double garage below provides room for two cars or extra space for storage, a gym, or a workshop. Recent updates include a new garburator (May 2024) and a brand-new washer (September 2025). Located in the sought-after, family-friendly community of Kings Heights—close to schools, parks, restaurants, and shopping, with a new overpass into Airdre, tons of extra street parking, this home combines comfort, style, and exceptional value. Welcome home!