

**1203, 2445 Kingsland Road SE
 Airdrie, Alberta**
MLS # A2274783
\$320,000

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 312

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan

Inclusions: N/A

Welcome to Zen at King's Heights, where this bright and sunny 2 bed and 1.5 bath townhouse enjoys a great location within the complex offering the perfect blend of privacy, convenience, and outdoor lifestyle. East-&-west exposure fills the home with natural light throughout the day, while the open-concept main floor offers a functional layout with a spacious living area, dining space, and a kitchen that overlooks the private fenced yard; ideal for young families or pet owners. A convenient powder room rounds out the main level. Upstairs, you'll find two generously sized bedrooms including a large primary suite with walk in closet and a full 4-piece bath situated between both rooms. The undeveloped basement is ready for future expansion, with roughed-in plumbing and a large window offering potential for a third bedroom, additional bath, or rec space. Outside, enjoy the ease of back and front yard access, a parking stall, two visitor stalls just steps from your rear entrance, and ample on-street parking nearby for guests or oversized vehicles. This home is move-in ready, meticulously maintained, and offers unbeatable value in a quiet, family-friendly setting; just a short walk to parks, pathways, and all the nearby amenities of King's Heights including easy entrance/exit to 40th ave from highway #2. Book your private tour today!