

**1203, 2445 Kingsland Road SE**  
**Airdrie, Alberta**

**MLS # A2274783**



**\$320,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Off Street, On Street, Parking Lot, Stall, Titled		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 312

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**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&ndash;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&mdash;ideal for young families or pet owners. A convenient powder room rounds out the main level. Upstairs, you&rsquo;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&mdash;just a short walk to parks, pathways, and all the nearby amenities of King&rsquo;s Heights including easy entrance/exit to 40th ave from highway#2. Book your private tour today!