

**1103, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2287588



\$336,900

Division:	Kings Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Rarely do townhomes offer this much space and versatility. This bright Kings Heights gem stands out as a premium unit with a thoughtfully designed 3-level floor plan. The main floor boasts seamless flow, featuring a spacious dining area and an eat-in kitchen with ample cabinetry, counter space and stainless steel appliances. Upstairs, discover two massive bedrooms, each equipped with its own dedicated ensuite—perfect for roommates or guests. The professionally developed basement expands your living space significantly with additional storage, laundry room and a cozy recreation area. Additional highlights include a west facing fenced backyard, a pet-friendly community, and your parking stall conveniently located directly behind the unit. With low condo fees, this home is a high-value opportunity in a prime location well positioned close to schools, green space and shopping. Send me a message to schedule a viewing, or contact the realtor you are working with to schedule one for you.