

**1213, 4 Kingsland Close SE**  
**Airdrie, Alberta**

**MLS # A2287794**



**\$273,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2009 (17 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters		

**Inclusions:** N/A

Welcome to this bright and well-designed apartment condo located in the desirable community of King's Heights in Airdrie. This second-floor corner unit offers approximately 860 sq ft of comfortable living space, featuring 2 bedrooms and 2 full 4-piece bathrooms, including a private ensuite off the primary bedroom. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. The kitchen offers ample counter space, plenty of cabinetry, and a convenient sit-up breakfast bar. Large windows throughout the unit fill the home with natural light, while a patio door leads to the covered balcony, complete with a gas hookup for your BBQ. The thoughtfully designed floor plan places the bedrooms on opposite sides of the unit, providing added privacy, with the primary bedroom showcasing a walk-through closet. This unit also includes one titled parking stall and an assigned storage unit for added convenience. Ideally located close to schools, parks, playgrounds, shopping, restaurants, and with quick access to Highway 2 for easy north or south commuting, this property is perfect for first-time buyers, downsizers, or as a smart addition to your rental portfolio.