

**1206, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2304649



\$345,900

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|------------------|---|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,059 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | 220 Volt Wiring, Assigned, Guest, On Street, Outside, Paved, Plug-In, Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | Laminate Counters, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this well-located 2-bedroom townhome in the desirable community of Kings Heights. This unit offers a functional layout with spacious bedrooms, including a primary with walk-in closet and direct access to the 4-piece upper bath. The main level features a practical kitchen with fridge, stove, dishwasher, pantry, and comfortable living space. Enjoy a private fenced yard with an assigned parking stall directly outside the back gate, plus ample street parking out front. The unfinished basement is ready for your personal touch and future development. Includes in-suite washer & dryer. Quiet, well-managed community close to schools, parks, pathways, shopping, and major routes. Ideal for first-time buyers, investors, or those looking to add value.