

903, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2344239



\$329,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to this beautifully appointed townhouse in the highly sought-after community of Kings Heights, offering the perfect combination of contemporary style, thoughtful design, and incredible everyday convenience. Step inside to discover a bright and airy open-concept layout seamlessly connecting the living room, dining area, and kitchen. Beautiful new high-end vinyl plank flooring runs throughout the main level, creating a sleek, durable, and cohesive aesthetic. The main floor is a great open concept, combining the casual living area, central dining area, and kitchen, which boasts plenty of counter space and cabinetry, a central island perfect for meal preparation or casual entertaining, and a rare passive walk-in pantry that provides exceptional storage space for a townhouse. A conveniently located two-piece powder room completes the main level, while patio doors lead out to a serene back outdoor area, ideal for relaxing or summer BBQs. Upstairs, you will find a highly desirable dual primary bedroom layout, featuring two oversized bedrooms, each complete with its own private ensuite bath and abundant closet space, making it an exceptional setup for roommates, guests, or a small family. The lower level remains unfinished but features a smart, highly usable layout as-is, offering endless flexibility for a home gym, workshop, or additional storage, alongside the dedicated laundry area. Convenience extends outside with an assigned parking stall directly in front of your front door, accompanied by plenty of visitor parking nearby. Living in Kings Heights means enjoying an incredible lifestyle surrounded by beautiful green spaces, stone features, and scenic walking paths around quiet community ponds. Everyday essentials are right at your doorstep with nearby access to the vibrant Kingsview Market, offering grocery stores, popular restaurants, coffee shops, and

services. Beyond the immediate community, Airdrie provides a welcoming atmosphere, top-rated local schools, healthcare facilities, and endless recreation. With easy access to Highway 2 and nearby CrossIron Mills shopping, commuting into Calgary or the airport is a total breeze.