

# **\$399,900 - 2301, 2445 Kingsland Road Se, Airdrie**

MLS® #A2190401

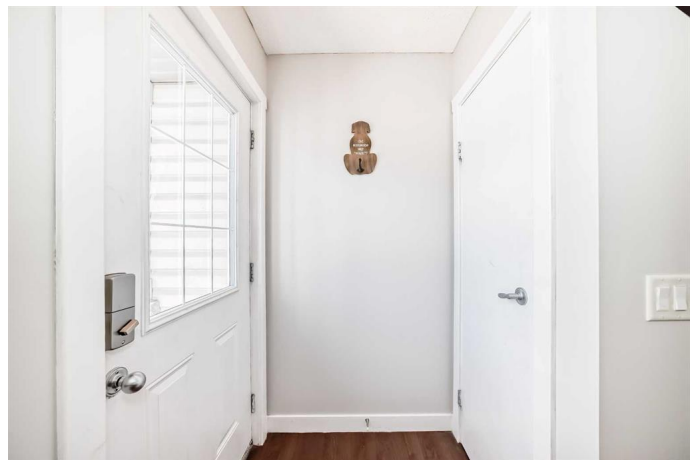
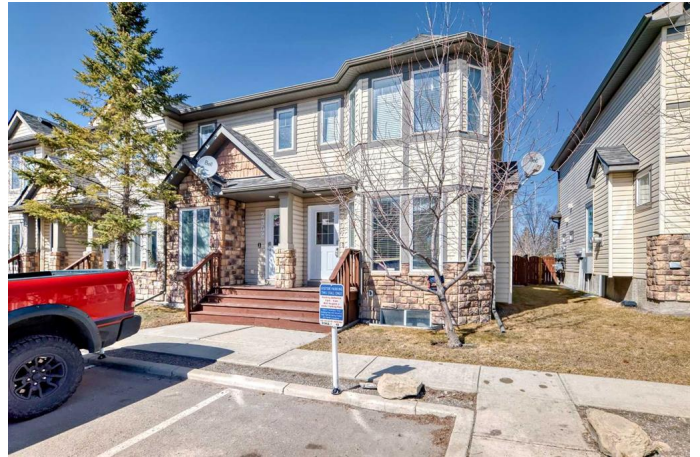
**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.05 Acres

Kings Heights, Airdrie, Alberta

FIRST-TIME BUYER ALERT. 3 BDRMS, 2.5 BATH, OPEN CONCEPT, WITH A HUGE PRIVATE FENCED BACK YARD, AND 2 PARKING STALLS RIGHT IN FRONT AND LOW MAINTENANCE FEES. Look no further: priced under 400k, it's move-in ready, freshly painted and sparkling clean. It's been well-maintained and feels newer. You'll see from the pictures that there is ample room in the living room for a large sectional couch, followed by a dining table that opens into an open-concept kitchen with a breakfast bar and eating area. Cabinets reach to the ceiling, and there is plenty of counter space and storage. Also on the main floor is a two-piece bathroom. Upstairs are 3 bedrooms and a 4 piece bathroom, and the primary also has a 4 piece ensuite. Downstairs, there is a large space, unfinished, with laundry and a large window, just waiting for ideas. The townhouse includes 2 parking stalls right in front of the unit, and the complex provides ample visitor parking. Well-maintained, has LOW MAINTENANCE FEES, and is close to a nearby shopping center, where a variety of retail, dining, and entertainment options await, catering to every need and preference. Save-On Foods, Tim Hortons, Shoppers Drug Mart, Starbucks, Dollarama, Value Village, Home Hardware, McDonalds, Ricky's Grill and No Frills. Easy Access to the Highway: Commuters will enjoy effortless access to the highway, streamlining travel to work, leisure destinations, and beyond. Less than 10



minutes to Cross Iron Mills, Costco, 15 minutes to Calgary and the Airport. It's a very desirable location. This townhouse is a win-win in so many ways. Don't hesitate, it will be gone quickly.

Built in 2007

### Essential Information

MLS® #	A2190401
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2301, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0B4

### Amenities

Amenities	Parking, Picnic Area
Parking Spaces	2
Parking	Off Street, Parkade, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage, Breakfast Bar, Soaking Tub
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Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	10
Zoning	R2-T
HOA Fees	80
HOA Fees Freq.	ANN

## Listing Details

Listing Office	One Percent Realty
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