

# \$246,900 - 3207, 4 Kingsland Close Se, Airdrie

MLS® #A2258236

**\$246,900**

1 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 0.00 Acres

Kings Heights, Airdrie, Alberta

Welcome to The Courtyards in Kings Heights. This one bedroom suite is a must see and offers two parking stalls. The home has been tastefully updated over the years with kitchen and bathroom sinks and faucets (2021), high end laminate barnwood flooring, a stylish barn door, full height kitchen cabinets, backsplash, and ceramic tile in the entry (2021). Window coverings and a Phantom screen door to the balcony were also added in 2021. More recent upgrades in 2025 include a new shower head, a bidet, and a sunshade on the balcony. A storage cage is also included. This suite combines thoughtful details, ample storage, and the convenience of two parking stalls. Located close to Deerfoot, Yankee Valley Boulevard, shopping just across the street, and surrounded by beautiful walking paths, this home offers both comfort and convenience.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258236  |
| Price          | \$246,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 618       |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3207, 4 Kingsland Close Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0J3                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Assigned, Stall, Titled               |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage, Bidet |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked              |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 3                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 59                   |
| Zoning         | R4                   |
| HOA Fees       | 84                   |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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