



**GRASSROOTS**  
REALTY GROUP

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**1202, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2233816**



**\$312,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 862 sq.ft.                         | <b>Age:</b>   | 2009 (16 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, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 489 |
| <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, Built-in Features, Open Floorplan, Track Lighting |                   |        |

**Inclusions:** N/A

Welcome to this bright and sunny home in the Courtyards of Kings Heights! This corner unit offers an abundance of natural light and a spacious layout perfect for comfortable living. The condo features brand-new carpet and fresh paint throughout, creating a clean and modern atmosphere. The spacious kitchen is a delight, complete with tile floors that extend into a large laundry room with ample storage. Additional storage options are available throughout the unit, ensuring you have plenty of space for all your belongings. One of the highlights of this condo is its large SOUTH FACING balcony, perfect for enjoying the outdoors. Facing the courtyard, you'll appreciate the peaceful views and the extra privacy that comes with being a corner unit. With two separate bedrooms and bathrooms, this layout is ideal for families or roommates seeking privacy. Additional conveniences include a parking stall right by the door and a storage unit in the basement. Located close to shopping, professional services, and with easy access to Calgary via the highway, this well-managed and quiet building offers the perfect blend of convenience and tranquility. Easy to show and a true pleasure to see, book your showing today!