



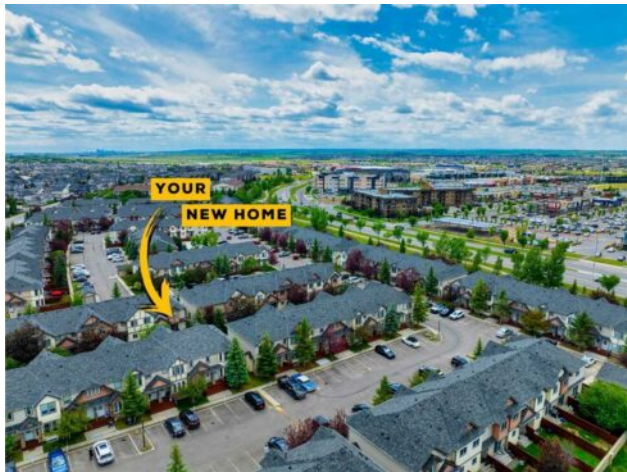
GRASSROOTS
REALTY GROUP

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**2107, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2234578

\$365,000



Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
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Welcome to this cozy and affordable townhome in the heart of Kings Heights — a quiet, family-friendly neighborhood with everything you need just minutes away! You’ll love being close to great restaurants, shopping, schools, parks, and with Calgary and CrossIron Mills just a short drive, commuting is a breeze. Inside, you’ll find 1,150 sq ft of well-designed space, featuring 2 spacious bedrooms, each with its own ensuite making it perfect for roommates, guests, or a small family. The unfinished basement is ready for your personal touch, whether that’s a home gym, office, or extra living space. Recent updates include a newer furnace and hot water tank, so the big stuff is already taken care of. Enjoy the south facing backyard for those sunny afternoons, and take advantage of the pet-friendly, family oriented complex that includes lots of guest parking. This home checks all the boxes for comfort, convenience, and value, come see it for yourself!