



GRASSROOTS
REALTY GROUP

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2203, 4 Kingsland Close SE
Airdrie, Alberta

MLS # A2246631



\$299,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Boiler, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 521

LLD: -

Zoning: R4

Utilities: -

Inclusions: BBQ

TWO BED, 2 BATH, 2 PARKING STALLS, 2 BALCONIES! Fantastic Value in this Beautifully Designed 2 bedroom Suite overlooking the Common Courtyard with lots of Private tree cover. A popular layout with upgrades that include Ceiling fans and new light fixtures, Custom closets in main bedroom, Painted ceiling in main living space, Luxury vinyl plank flooring, Custom window blinds. The stylish kitchen boasts newer stainless steel appliances and granite countertops and raised breakfast bar overlooking the dining room, living room and small office space. The living room is a great place to relax and has a french door to 1 of 2 large balconies. This is an ideal floorplan for families or roommates. The Bedrooms are set apart for privacy; the large master suite offers an ensuite bath, while the second bedroom is bright, has access to the 2nd large and private balcony and is steps away from another full bathroom. 2 parking stalls are included (1 is titled, the other is assigned) and you have access to an assigned storage locker in the building. Walking distance to a variety of nearby shops & restaurants. Shows Well!