



**2102, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2248790



\$296,000

Division: Kings Heights

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 868 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall

Lot Size: 0.02 Acre

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 509

LLD: -

Zoning: R4

Utilities: -

Heating: Baseboard, Hot Water
Floors: Carpet, Ceramic Tile, Laminate
Roof: -
Basement: -
Exterior: Wood Frame
Foundation: -
Features: Ceiling Fan(s), No Smoking Home, Open Floorplan

Inclusions: N/A

Bright, Spacious & Move-In Ready in Kings Heights! Easy to show and a true pleasure to see, this stylish 2-bedroom, 2-bathroom main floor corner unit blends convenient accessibility with a bright, open-concept design that's perfect for modern living. The kitchen is a standout, featuring a smart layout, sleek quartz countertops, and timeless shaker-style cabinets that offer plenty of storage — including a generous wall pantry. Durable laminate flooring flows seamlessly through the kitchen, dining, and living areas, enhancing the spacious feel. With 9-foot ceilings and an abundance of windows, natural light fills the home, creating a warm and welcoming atmosphere. The large primary bedroom includes double closets and a private ensuite with a walk-in shower and quartz counters. The second bedroom and full bathroom are tucked away from the primary, making this layout ideal for roommates, families, or hosting overnight guests. In-suite laundry means no more hauling loads to a laundromat, while a separate storage locker keeps seasonal and extra items neatly out of sight. Step outside to the peaceful concrete patio, complete with a gas line for effortless summer barbecues. Condo Fees of \$509.47 includes heat and water - you pay electricity, 2 Pets permitted with Board Approval maximum weight 30 lb. Located in the sought-after Courtyards of Kings Heights, you'll be within walking distance to a variety of shops, restaurants, coffee spots, daycare, and a gym. Kings Heights also offers beautiful walking paths, ponds, schools, and parks. Shows beautifully—book your private showing today!