



GRASSROOTS
REALTY GROUP

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**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:	-		

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

Water:	-
Sewer:	-
Condo Fee:	\$ 509
LLD:	-
Zoning:	R4
Utilities:	-

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!