



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3207, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2258236



\$269,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Bidet, Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: Mount & TV, Curtains & Blinds

Welcome to The Courtyards in Kings Heights. This one bedroom suite is a must see and offers two parking stalls, a rare find in this building. The home has been tastefully updated over the years with kitchen and bathroom sinks and faucets (2021), high end laminate barnwood flooring, a stylish barn door, full height kitchen cabinets, backsplash, and ceramic tile in the entry (2021). Window coverings and a Phantom screen door to the balcony were also added in 2021. More recent upgrades in 2025 include a new shower head, a bidet, and a sunshade on the balcony. A storage cage is also included. This suite combines thoughtful details, ample storage, and the convenience of two parking stalls. Located close to Deerfoot, Yankee Valley Boulevard, shopping just across the street, and surrounded by beautiful walking paths, this home offers both comfort and convenience.