



GRASSROOTS
REALTY GROUP

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1203, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2262432



\$345,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Off Street, On Street, Parking Lot, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	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		

Inclusions: N/A

Welcome to Zen at King's Heights, where this bright and sunny townhouse enjoys a great location within the complex offering the perfect blend of privacy, convenience, and outdoor lifestyle. East–west exposure fills the home with natural light throughout the day, while the open-concept main floor offers a functional layout with a spacious living area, dining space, and a kitchen that overlooks the private fenced yard—ideal for young families or pet owners. A convenient powder room rounds out the main level. Upstairs, you’ll find two generously sized bedrooms including a large primary suite with walk in closet and a full 4-piece bath situated between both rooms. The undeveloped basement is ready for future expansion, with roughed-in plumbing and a large window offering potential for a third bedroom, additional bath, or rec space. Outside, enjoy the ease of back and front yard access, a parking stall, two visitor stalls just steps from your rear entrance, and ample on-street parking nearby for guests or oversized vehicles. This home is move-in ready, meticulously maintained, and offers unbeatable value in a quiet, family-friendly setting—just a short walk to parks, pathways, and all the nearby amenities of King’s Heights including easy entrance/exit to 40th ave from highway#2. Book your private tour today!