



GRASSROOTS
REALTY GROUP

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

**2109, 4 Kingsland Close SE
Airdrie, Alberta**

MLS # A2267134

\$239,900



Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	629 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

ABSOLUTELY PERFECT LOCATION for this stunning ground-floor 1-bedroom condo in The Courtyards of King's Heights! One of the best features of this unit is its private entrance from the spacious covered patio—ideal for morning coffee or easy access when entertaining guests. Step inside to discover a bright, open-concept layout with luxury vinyl plank flooring throughout. The kitchen is beautifully finished with rich cabinetry, granite countertops, an eating bar, newer stainless steel appliances, and plenty of workspace for those who love to cook. The dining area offers ample room for hosting friends and family, while the living room is warm and inviting, highlighted by large windows overlooking the meticulously maintained central courtyard. The spacious bedroom features 2 large closets and ensuite access to the 4-piece bathroom with a tub/shower combination. Additional conveniences include in-suite laundry, ample storage within the unit, plus a separate storage locker downstairs (Storage Room 2 & Locker 20). The complex itself is beautifully maintained, offering plenty of visitor parking and a gorgeous courtyard filled with perennials, a charming gazebo lit at night, and well-kept grounds that show true pride of ownership (10/10!). Additional features include rough-ins for a security system and garburator, satellite TV hookups, and a Thermolec fresh air circulation system for enhanced air quality. This unbeatable location is within walking distance to Kingsview Market, home to fantastic restaurants, grocery stores, and more. Your assigned parking stall (128A) is conveniently located near Building 2000, positioned on a corner, and includes a plug-in.