



**GRASSROOTS**  
REALTY GROUP

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**1305, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2267522**



**\$247,500**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Vinyl Siding

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 357

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** TV Wall Mount & Window Coverings

**\*\*COZY WINTER SPECIAL IN KINGS HEIGHTS!\*\*** Gliding into the COURTYARDS OF KINGS HEIGHTS, you immediately feel the CALM—mature trees, walking paths, and that small-community CHARM that makes this neighbourhood so SPECIAL. Step inside this TOP-FLOOR, ONE-BEDROOM HOME, and you’ll be greeted by BRIGHT NATURAL LIGHT and a WARM, OPEN LAYOUT that feels bigger than you’d expect. The STYLISH KITCHEN offers plenty of counter space, a breakfast bar, and sleek appliances—perfect for quick meals or relaxed weekend entertaining. The SPACIOUS LIVING ROOM opens to your PRIVATE BALCONY, where you can enjoy a morning coffee or unwind in the evening as the sun sets. The BEDROOM is PEACEFUL and INVITING, paired with a FULL BATH featuring MODERN finishes and neutral tones. You’ll also appreciate the IN-SUITE LAUNDRY, CONVENIENT PARKING STALL (right next to the entrance), and DEDICATED STORAGE LOCKER—perfect for your seasonal gear. The KINGS HEIGHTS HOA offers beautiful parks, pathways, and community amenities. Close to shopping, restaurants, schools, and with quick access to Calgary—this is the PERFECT FIT for first-time buyers, downsizers, or investors. All this can be yours for just \$12,375 down & \$1,245.52/month (O.A.C.). Book your PRIVATE SHOWING today and make this the season you come home to COMFORT AND STYLE!