



GRASSROOTS
REALTY GROUP

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704, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2272355



\$325,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,164 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Soaking Tub, Storage, Tankless Hot Water		

Inclusions: None

This thoughtful townhome blends comfort, convenience and year-round efficiency with a bright layout, dual primary bedrooms and a sunny south backyard that creates appealing outdoor space. Generous front windows fill the living room with natural light, setting a relaxed tone from the moment you step inside. Clear sightlines into the dining area support easy everyday living while the rear patio slider enables smooth transitions to the deck for barbeque nights or quiet mornings outside. A well-organized kitchen adds functional value with timeless subway tile, updated hardware, ample cabinetry and a pantry that keeps busy households running smoothly. A main floor powder room enhances day-to-day practicality. Upstairs, each bedroom enjoys its own private ensuite, offering comfort, privacy and flexibility for shared living, guests or future resale appeal. Carpeted floors add warmth across the upper level and windows in both rooms bring in consistent natural light. A partially finished basement presents abundant storage and future potential for additional living space as needs evolve. Air conditioning provides steady comfort in warm months, while the new tankless hot water heater ensures efficient, on-demand hot water. A fully fenced south-facing backyard extends living outdoors with room for gardening, relaxing or creating a pet-friendly space, supported by direct sunshine throughout the day. 2 dedicated parking stalls sit just steps from the front door for everyday convenience. Location adds further value, placing you minutes from Kingsview Market and Kings Heights amenities for groceries, dining and daily errands, along with quick access to CrossIron Mills for larger shopping trips. Proximity to local schools supports young families and smooth connections to Deerfoot offer efficient commuting into Calgary or around Airdrie. Investors, first-time

buyers and downsizers will appreciate the low-maintenance lifestyle, smart layout and thoughtful improvements that make this home an easy choice in a well-loved community.