



1203, 2445 Kingsland Road SE  
Airdrie, Alberta

MLS # A2274783



**\$320,000**

**Division:** Kings Heights

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,170 sq.ft. **Age:** 2007 (19 yrs old)

**Beds:** 2 **Baths:** 1 full / 1 half

**Garage:** Asphalt, Off Street, On Street, Parking Lot, Stall, Titled

**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

**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 2 bed and 1.5 bath 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!