



GRASSROOTS
REALTY GROUP

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

**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

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 312

LLD: -

Zoning: R2-T

Utilities: -

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!