



**3202, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2275869**



**\$299,000**

**Division:** Kings Heights

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 947 sq.ft. **Age:** 2012 (14 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Off Street, Stall

**Lot Size:** -

**Lot Feat:** Landscaped

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 527

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R4

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, Kitchen Island

**Inclusions:** None

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo with 2 parking stalls and a private balcony with a BBQ gas line—perfect for relaxing or entertaining. The modern kitchen features granite countertops and plenty of storage, ideal for cooking and hosting. Both bedrooms have ensuite bathrooms, and the second bath also opens to the main living area for guests. Bright and airy living and dining spaces are filled with lots of sunlight, creating a warm and inviting atmosphere. The unit has been freshly painted, and additional storage in the basement adds extra convenience. Located in a well-managed building close to shopping, restaurants, and everyday amenities. Immediate possession available—move in and enjoy!