



**GRASSROOTS**  
REALTY GROUP

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**2108, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2285611**



**\$235,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

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

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 369

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** NA

Welcome to this beautifully maintained main-floor condo in the desirable community of Kings Heights in Airdrie. Offering 616 sq ft of thoughtfully designed living space, this 1 bedroom, 1 bathroom home is perfect for first-time buyers, downsizers, or investors seeking comfort, convenience, and low-maintenance living. The open-concept layout creates a bright and functional living space, seamlessly connecting the kitchen, dining, and living areas. The kitchen features warm wood cabinetry, ample counter space, black appliances, and a functional peninsula with sink, making meal prep and entertaining easy and efficient. The living room is spacious and filled with natural light from the large window and patio door. The bedroom is well-sized and offers generous closet space, while the 4-piece bathroom is clean and well-appointed with matching cabinetry and plenty of counter space. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Located on the main level, this unit offers easy access and a private balcony — perfect for morning coffee or relaxing in the evening. The home also includes a parking stall and a separate storage locker for added convenience. Kings Heights is one of Airdrie's most sought-after communities, known for its scenic pathways, ponds, and family-friendly atmosphere. Residents enjoy close proximity to schools, parks, shopping, restaurants, and everyday amenities at Kingsview Market. With quick access to Highway 2, commuting to Calgary is simple and convenient. Whether you're looking for an affordable entry into the market or a fantastic investment opportunity, this well-located condo offers incredible value in a vibrant and growing community.