



**GRASSROOTS**  
REALTY GROUP

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**2202, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2286022**



**\$285,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Welcome to one of the most desirable layouts in Kings Heights &mdash; a bright corner unit offering privacy, functionality, and the rare bonus of two titled parking stalls. If you've been waiting for a condo that checks all the right boxes without compromise, this is it. Designed for comfortable everyday living, this thoughtfully laid-out home features two spacious bedrooms and two full bathrooms, with excellent separation between the bedrooms for added privacy. The open-concept living and dining area feels inviting and airy, while the well-appointed kitchen provides ample cabinetry and generous counter space for both daily routines and entertaining. The primary bedroom includes its own private ensuite, creating a peaceful retreat at the end of the day. The second bedroom and full bathroom are positioned on the opposite side of the unit, making it ideal for guests, roommates, or a home office setup. Enjoy the convenience of in-suite laundry, a dedicated storage locker, and two titled parking stalls &mdash; a feature that adds everyday practicality and long-term value. As a corner unit, you'll appreciate the added natural light and sense of space, all within a well-managed complex. Located in the established community of Kings Heights, you're close to walking paths, schools, shopping, and have quick access to Deerfoot Trail for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this is a smart, well-rounded opportunity in a sought-after Airdrie location. Please Note some pictures are virtually staged