



**2102, 10 Market Boulevard SE  
Airdrie, Alberta**

**MLS # A2286102**



**\$449,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,002 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** TV and Wall mount in Living Room, Remote to Fireplace

Welcome to The Chateaux in King's Heights and take a look at this beautifully maintained 2 bedroom + den, 2 full bathroom main floor unit in a well-managed 55+ community. Thoughtfully designed with a bright, open-concept layout, this home offers both comfort and functionality for easy everyday living. The spacious living and dining areas are filled with natural light and flow seamlessly into the kitchen &mdash; perfect for entertaining or relaxing at home. A versatile den provides the ideal space for a home office, reading room, hobby area or extra storage. Each bedroom features a spacious walk through closet leading to the attached bathrooms. Enjoy the convenience of in-suite laundry and stay comfortable year-round with a wall-mounted A/C unit. Step outside to your private patio, perfect for morning coffee or evening unwinding, with the added benefit of main floor accessibility. This unit includes two titled parking stalls &mdash; one underground for added security and winter comfort, and one surface stall for guests or a second vehicle. Ideally located with easy access to grocery stores, shopping, and restaurants, everything you need is just minutes away. An excellent opportunity to enjoy low-maintenance living in a welcoming 55+ community &mdash; don't miss your chance to call this inviting home yours!