



GRASSROOTS
REALTY GROUP

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1606, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2286139



\$354,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 345

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: hoodfan

End unit townhouse in Kings Height, Airdrie! This 1,235 sq foot home includes tons of windows for natural light, The spacious living room on the main floor is ready for entertaining, and a beautiful, functional kitchen with a dining nook is ideal for anyone who loves to cook. The natural light continues upstairs in the two generous bedrooms & each with a dedicated ensuite. The larger of the two is currently being used as a bonus room/office. The undeveloped basement houses laundry and plenty of space for storage, as well as future development opportunity. The unit sits on a corner lot and features a private, fenced backyard, two dedicated parking spaces and ample street parking. No need to worry about grass or snow removal, everything is taken care of for you. Located in southwest Airdrie with schools, parks, and shopping at your fingertips, accessing the highway for commuting is also a breeze. Call for more details!