



**209, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2287016**



**\$365,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully maintained end-unit townhome in the sought-after community of Kings Heights. Offering 3 bedrooms, 2.5 bathrooms, and two dedicated parking stalls, this bright and modern home combines comfort, functionality, and an unbeatable location. The open-concept main floor is filled with natural light thanks to its desirable end-unit placement and additional side windows. The spacious kitchen features ample counter space, contemporary finishes, and a large walk-in pantry—perfect for everyday living and entertaining alike. The inviting living and dining areas flow seamlessly together, creating a warm and welcoming atmosphere. A convenient 2-piece bathroom and access to the private fenced yard complete the main level. Upstairs, you’ll find three generously sized bedrooms—an exceptional feature, as many units in the complex offer only two. The primary bedroom includes a private full ensuite, while two additional bedrooms and another full bathroom provide flexible space for family, guests, or a home office. The basement level offers an open layout ready for future development and includes a storage area. Enjoy your own fenced backyard—ideal for morning coffee, summer BBQs, or relaxing evenings outdoors. The home includes two assigned parking stalls, plus visitor parking conveniently located near the front entrance. Situated in a vibrant, family-friendly neighborhood with scenic walking paths, ponds, and green space, you’re just steps from local shops, restaurants, and everyday amenities. With quick access to the route, commuting to Calgary, the airport, CrossIron Mills, or Costco is easy and efficient. This is more than just a home—it’s a lifestyle. Book your showing today and discover everything this exceptional property has to offer.