



**1103, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2287588**



**\$336,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,181 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 312

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** NA

Rarely do townhomes offer this much space and versatility. This bright Kings Heights gem stands out as a premium unit with a thoughtfully designed 3-level floor plan. The main floor boasts seamless flow, featuring a spacious dining area and an eat-in kitchen with ample cabinetry, counter space and stainless steel appliances. Upstairs, discover two massive bedrooms, each equipped with its own dedicated ensuite—perfect for roommates or guests. The professionally developed basement expands your living space significantly with additional storage, laundry room and a cozy recreation area. Additional highlights include a west facing fenced backyard, a pet-friendly community, and your parking stall conveniently located directly behind the unit. With low condo fees, this home is a high-value opportunity in a prime location well positioned close to schools, green space and shopping. Send me a message to schedule a viewing, or contact the realtor you are working with to schedule one for you.