



**127, 2802 Kings Heights Gate SE  
Airdrie, Alberta**

**MLS # A2289217**



**\$355,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	NA		

**\*\*\*SMOKING HOT DEAL \*\*\*** Step into this well-kept 2 bedroom 2 bathroom townhouse, located in a LOW DENSITY and WELL MANAGED complex and perfectly situated at the corner of Kings Heights Gate and Ravenswood Drive, just minutes away from all major amenities and conveniences. You'll LOVE the entry level with a bright den, a 2-piece bath, and direct access from and to the courtyard and your garage&hellip;perfect for your home office. The main floor welcomes you with a bright open layout, highlighted by granite counters, a large kitchen island, modern stainless steel appliances, and an inviting dining area with a stunning feature wall. Upstairs, enjoy two spacious bedrooms and a convenient laundry area featuring PREMIUM stacked machines. With great natural light and a sense of privacy throughout, this home is ideal for first-time buyers, downsizers, or investors. Pets are allowed (with board approval) and condo fees are very reasonable. Move-in ready and just minutes from parks, schools, and shopping&mdash;don't miss this one!