



**1207, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2289883**



**\$349,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 312

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R2-T

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** N.A

Step into homeownership with confidence in this well-designed 3-bedroom, 2.5-bath townhouse in Airdrie, offering over 1,700 sq ft of living space, including the finished basement for added flexibility. The main level features a bright, functional layout with a spacious living area, dedicated dining space, and a generous kitchen complete with a pantry, ample cabinetry, and a large centre island—perfect for weeknight dinners or hosting friends. A convenient 2-piece bath rounds out the main floor. Upstairs, the primary bedroom offers impressive space and privacy, while a second large bedroom and full bathroom provide comfort for family, guests, or the flexibility for a home office or nursery. The finished basement adds even more versatility with a third bedroom, full bathroom, and a large rec room—ideal for a media space, gym, or work-from-home retreat. The outdoor space connects seamlessly to the main floor, making it easy to host friends and family while enjoying your own private backyard with a deck—perfect for summer BBQs or relaxing evenings. Your assigned outdoor parking stall is just steps from the back door, and there’s ample street parking out front for guests. Location truly sets this home apart. It’s a short walk to the playground, close to schools and walking paths, and only minutes from the everyday conveniences at Kingsview Market. Commuting is simple, with quick access to major roadways and the QE2. If you’re looking for space to grow, room to work from home, and the practicality of low-maintenance living in a connected community, this home delivers value, flexibility, and lifestyle in one smart package. Book your showing and take the next step toward homeownership.