



**1207, 1225 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2299510



\$320,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Attached, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 245

LLD: -

Zoning: R3

Utilities: -

Inclusions: n/a

This well-maintained bungalow-style townhome in Kings Heights is move-in ready and offers both a private single attached garage and a titled outdoor parking stall. The bright, open layout features 2 bedrooms and 1 bathroom, with plenty of space to relax or entertain. The spacious kitchen showcases quartz countertops, and stainless steel appliances—perfect for hosting family and friends. Step outside to a large, covered private balcony facing green space and gazebo with plenty of room for seating and a BBQ, ideal for enjoying the outdoors. You’ll also appreciate the convenience of in-suite laundry and generous storage space for bikes, seasonal items, and more. Located in the welcoming community of Kings Heights, you’ll enjoy access to scenic walking paths, parks, ponds, playgrounds, and a nearby off-leash area. With peaceful courtyard views and a great location, this is a wonderful place to call home—book your showing today!