



**1206, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2304649



\$345,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Assigned, Guest, On Street, Outside, Paved, Plug-In, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-located 2-bedroom townhome in the desirable community of Kings Heights. This unit offers a functional layout with spacious bedrooms, including a primary with walk-in closet and direct access to the 4-piece upper bath. The main level features a practical kitchen with fridge, stove, dishwasher, pantry, and comfortable living space. Enjoy a private fenced yard with an assigned parking stall directly outside the back gate, plus ample street parking out front. The unfinished basement is ready for your personal touch and future development. Includes in-suite washer & dryer. Quiet, well-managed community close to schools, parks, pathways, shopping, and major routes. Ideal for first-time buyers, investors, or those looking to add value.