



GRASSROOTS
REALTY GROUP

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**806, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2207472



\$389,900

Division:	Kings Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 312
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: N/A

This spacious and well-designed townhouse showcases 3 bedrooms and 2.5 bathrooms, perfectly suited for families or investors. The upper level features two generously sized bedrooms with a shared full bathroom, while the fully developed basement includes a third bedroom, a second full bathroom, a laundry room, and additional storage. The open-concept main floor seamlessly connects the kitchen, dining, and living areas—ideal for entertaining. The kitchen has tons of natural light and a convenient breakfast bar. Soak in some sun & get your garden ready as this townhome has a private, fenced-in WEST facing backyard. This home includes an assigned parking stall just outside the front door and is ideally located just minutes from the QEII Highway, schools, shopping, recreation, and the Calgary International Airport (YYC). Don't miss this move-in ready opportunity in a well-connected community!