

# \$398,900 - 801, 2445 Kingsland Road Se, Airdrie

MLS® #A2199232

**\$398,900**

2 Bedroom, 4.00 Bathroom, 1,248 sqft  
Residential on 0.05 Acres

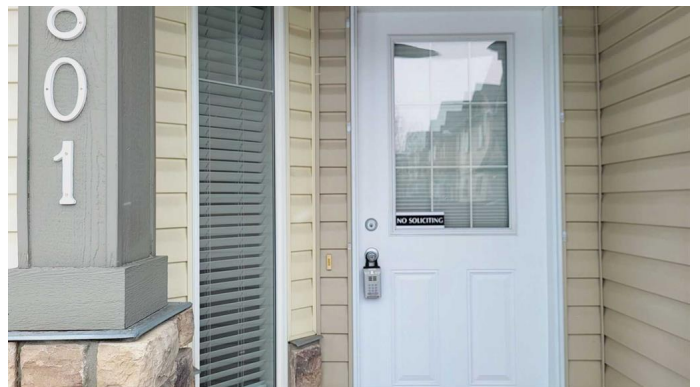
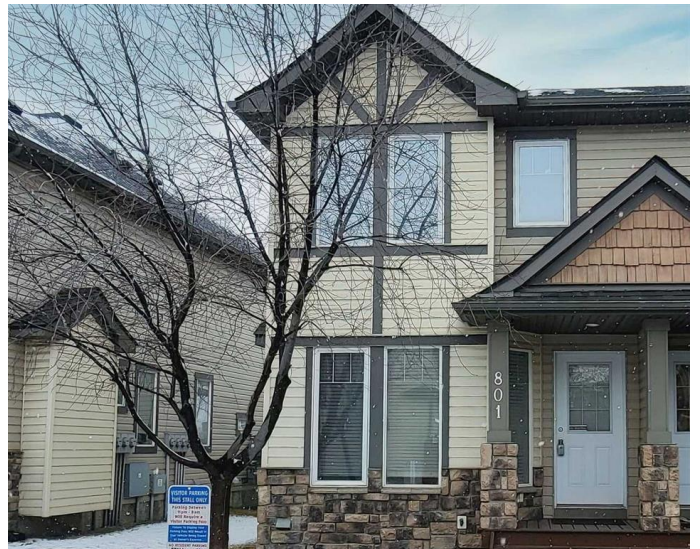
Kings Heights, Airdrie, Alberta

\*\*\*Excellent new price in effect\*\*\* \*\*\*Don't miss this opportunity\*\*\* Welcome to your new home ! This property is situated in the lovely community of Kings Heights in Airdrie. This property shows pride of ownership with fresh paint and spic and span waiting for your decorating touches! Enjoy this bright open living space with huge living room C/W Gas fireplace, dinning room and kitchen all planned with a family in mind. On the upper floor you will find 2 Large primary bedrooms C/W 4 piece ensuites. On the lower level you will enjoy a large family room with tons of storage and one of two 2 piece bathroom and laundry. Convenience on every floor. Off the kitchen you will be able to escape to your private west facing back yard for the summer BBQ's and fun. This fantastic end unit comes with 2 Parking stalls right out the front door. There is also visitor parking available throughout the complex and one just happens to be conveniently located right out the front door! Don't miss this opportunity to get your new home!

Built in 2006

## Essential Information

MLS® #	A2199232
Price	\$398,900
Bedrooms	2
Bathrooms	4.00



Full Baths	2
Half Baths	2
Square Footage	1,248
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	801, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Assigned, See Remarks, Side By Side, Stall
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	31
Zoning	R2-T
HOA Fees	81
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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