

# **\$399,900 - 2301, 2445 Kingsland Road Se, Airdrie**

MLS® #A2190401

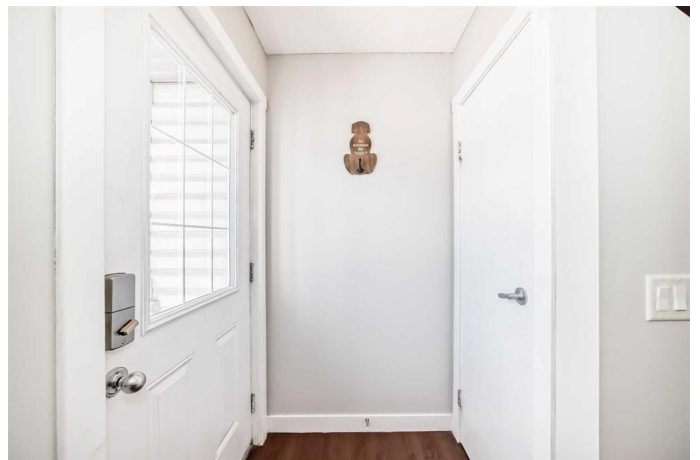
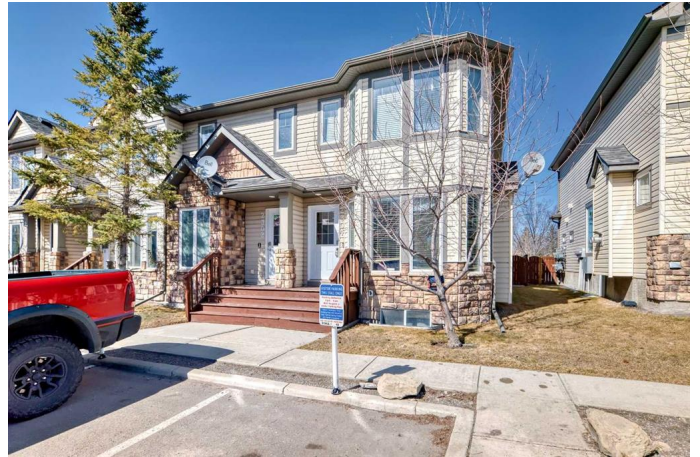
**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.05 Acres

Kings Heights, Airdrie, Alberta

FIRST-TIME BUYER ALERT. 3 BDRMS, 2.5 BATH, OPEN CONCEPT, WITH A HUGE PRIVATE FENCED BACK YARD, AND 2 PARKING STALLS RIGHT IN FRONT AND LOW MAINTENANCE FEES. Look no further: priced under 400k, it's move-in ready, freshly painted and sparkling clean. It's been well-maintained and feels newer. You'll see from the pictures that there is ample room in the living room for a large sectional couch, followed by a dining table that opens into an open-concept kitchen with a breakfast bar and eating area. Cabinets reach to the ceiling, and there is plenty of counter space and storage. Also on the main floor is a two-piece bathroom. Upstairs are 3 bedrooms and a 4 piece bathroom, and the primary also has a 4 piece ensuite. Downstairs, there is a large space, unfinished, with laundry and a large window, just waiting for ideas. The townhouse includes 2 parking stalls right in front of the unit, and the complex provides ample visitor parking. Well-maintained, has LOW MAINTENANCE FEES, and is close to a nearby shopping center, where a variety of retail, dining, and entertainment options await, catering to every need and preference. Save-On Foods, Tim Hortons, Shoppers Drug Mart, Starbucks, Dollarama, Value Village, Home Hardware, McDonalds, Ricky's Grill and No Frills. Easy Access to the Highway: Commuters will enjoy effortless access to the highway, streamlining travel to work, leisure destinations, and beyond. Less than 10



minutes to Cross Iron Mills, Costco, 15 minutes to Calgary and the Airport. It's a very desirable location. This townhouse is a win-win in so many ways. Don't hesitate, it will be gone quickly.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2190401               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,247                  |
| Acres          | 0.05                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2301, 2445 Kingsland Road Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A0B4                       |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Picnic Area       |
| Parking Spaces | 2                          |
| Parking        | Off Street, Parkade, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Soaking Tub, No Smoking Home, Pantry, Storage |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Range Hood, Refrigerator, Washer/Dryer, Electric Stove, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 13              |
| Zoning         | R2-T            |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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