

# \$339,900 - 1312, 4 Kingsland Close Se, Airdrie

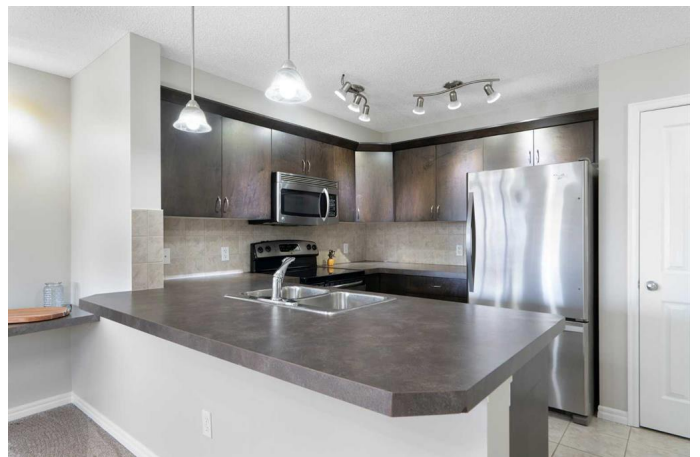
MLS® #A2192995

**\$339,900**

2 Bedroom, 2.00 Bathroom, 935 sqft  
Residential on 0.00 Acres

Kings Heights, Airdrie, Alberta

PRIME LOCATION, CORNER UNIT, TOP FLOOR, SOUTH FACING, OVERLOOKING COURTYARD! Lovely 2 BEDROOM, 2 -4Pc Bathrooms + Dedicated DEN, 934 SQ Ft Condo. Well designed, OPEN PLAN with high ceilings, plenty of windows & flooded with abundant natural light throughout! Plenty of room in the Great Rm for family relaxation & entertainment with door to large balcony, great for BBQ. Cooks should enjoy the adjacent kitchen with Stainless appliances, full-height cabinetry, raised breakfast bar+ pantry. Relax in the spacious Primary Retreat, overlooking the lovely courtyard & featuring a 4pc Ensuite. The 2nd Bedroom is next to a nice sized Den, great for a home office. 4Pc Main Bathroom. Insuite Stacker washer/dryer laundry with storage area. Sip your morning coffee or simply enjoy and unwind on your Large end unit covered Balcony overlooking the beautiful green space! Additional assigned storage space for your seasonal items, helping keep your space clutter free. Assigned parking is conveniently directly outside the front of the building. Well maintained, Pet Friendly (with board approval) building with elevator. A Short walk to Grocery Shopping, Coffee shop, Shopping, Drug Store, Banks, and many other Food, Amenities & Services. Easy access to #2 Highway, other major arteries & Cross Iron Mills. Enjoy your "lock up & go" lifestyle and escape to Condo Life at the Courtyards of Kings Heights. Move-in ready and recently professionally painted in contemporary colors.



Immediate Possession.

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2192995          |
| Price          | \$339,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 935               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1312, 4 Kingsland Close Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A0J3                     |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Stall                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |

|              |      |
|--------------|------|
| # of Stories | 3    |
| Basement     | None |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | R4               |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.