

# \$347,900 - 1302, 4 Kingsland Close Se, Airdrie

MLS® #A2198037

**\$347,900**

2 Bedroom, 2.00 Bathroom, 863 sqft  
Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

TOP FLOOR CORNER UNIT FACING SOUTH TO THE COURTYARD. Arguably one of the best located condos in the complex. Views from your sunny south facing MASSIVE BALCONY, and being that it's on a corner you only have the one neighbor adjoining. Loads of windows along the back and side of the unit allows an abundance of natural light to flood in this OPEN PLAN with gorgeous new LVP flooring. 2 great-sized bedrooms that are separated by the living room (one on the East side, one on the South side). The Primary Bedroom has a 4 piece En suite and two closets! Beautiful kitchen with rich cabinets, new stainless appliances, plenty of cupboard/counter space, convenient pantry and eat-up-breakfast-bar. Large area for a full-sized dining table with wall feature, and a spacious corner living room to sit & relax or entertain your guests in. This Condo also has a 2nd full bathroom, In-suite Laundry and a separate secured storage room. Included: 2 parking spaces (one titled and one assigned) both conveniently located and with easy access from your unit. Condo Fees include Heat and Water. Walking distance to all amenities, and easy access to the main roadways for the commuters. Great Value at a Great Price! Book your private tour today to see how well kept this unit is!

Built in 2009

## Essential Information



MLS® #	A2198037
Price	\$347,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1302, 4 Kingsland Close Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0J3

### Amenities

Amenities	Elevator(s), Other, Parking, Picnic Area, Storage, Visitor Parking, Gazebo, Snow Removal, Trash
Parking Spaces	2
Parking	Additional Parking, Assigned, Plug-In, Stall, Titled, Guest

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Construction	Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	R4
HOA Fees	150
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office      Legacy Real Estate Services

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