

# \$392,000 - 902, 2445 Kingsland Road Se, Airdrie

MLS® #A2211851

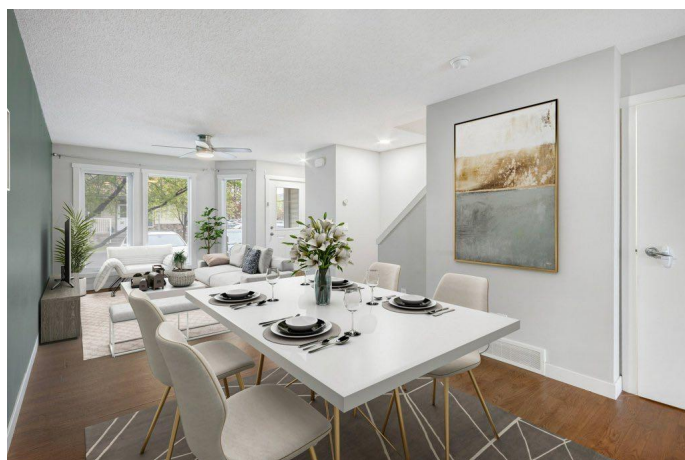
**\$392,000**

3 Bedroom, 4.00 Bathroom, 1,055 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Welcome to this beautifully updated and fully developed townhome offering 1627.35 sq ft on three levels. Nestled in the quiet and established community of Kings Heights, this home combines comfort, functionality, and unbeatable convenience. Step inside to discover a modern living space and inviting main floor, featuring durable laminate flooring and an abundance of natural light. The thoughtfully designed kitchen boasts rich cabinetry, a stylish tiled backsplash, pantry, breakfast bar, and direct access to the open dining area—perfect for entertaining. A convenient powder room and patio door to your private, fenced backyard complete this level, offering an ideal spot for morning coffee or evening relaxation. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite—perfect for families or roommates seeking privacy and comfort. The fully finished basement adds even more living space and versatility. Whether you envision a cozy movie room, home gym, or guest suite, this level is ready to meet your needs. It includes an additional 4-piece bathroom and a third bedroom. Additional features include air conditioning, water heater 2024, water conditioner 2024, low condo fees, fresh paint, and assigned titled parking just steps from your front door—with visitor parking throughout the complex. Kings Heights is a beautifully maintained community with mature landscaping and tree-lined streets. Pet-friendly (with board approval for up to two pets) and



located just minutes from walking trails, schools, transit, shopping, and many of Airdrie’s top amenities, this home offers a truly turn-key lifestyle. Don't miss your chance to make this exceptional home yours—schedule a private showing today

Built in 2006

**Essential Information**

MLS® #	A2211851
Price	\$392,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,055
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	902, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B6

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry,
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	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	19
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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