

\$375,000 - 1304, 2445 Kingsland Road Se, Airdrie

MLS® #A2245128

\$375,000

3 Bedroom, 4.00 Bathroom, 1,189 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

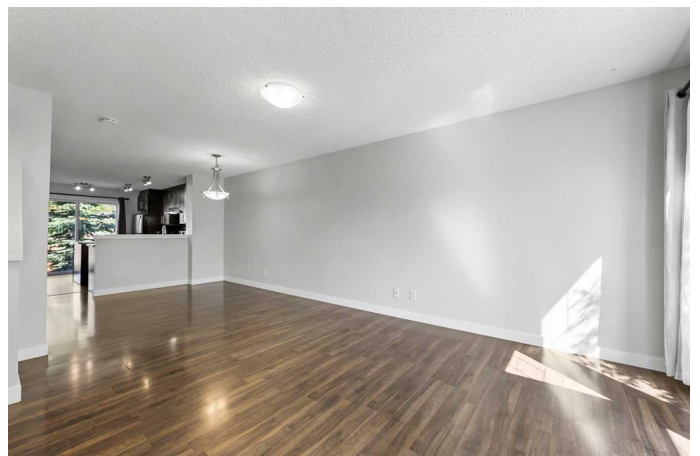
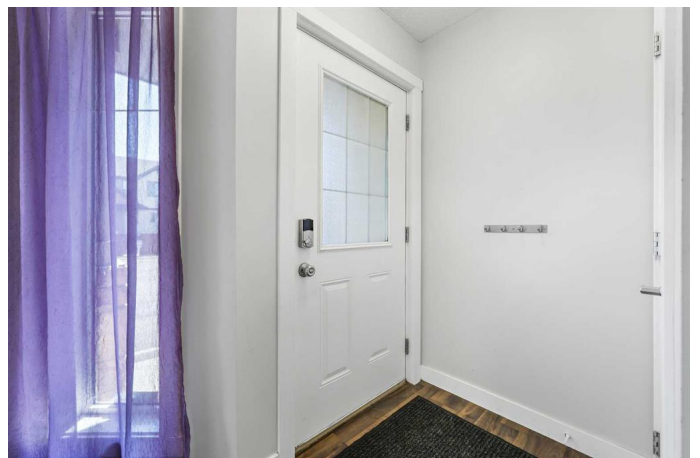
Welcome to #1304, 2445 Kingsland Road SE – a stylish and move-in-ready 3-bedroom townhome in Airdrie’s sought-after King’s Heights community, offering over 1,600 sq ft of developed living space plus a fully finished basement.

From the moment you arrive, the inviting front porch and charming exterior details set the tone. Step inside to an open-concept main floor filled with natural light from the large front living room windows, perfectly complementing the warm-toned flooring. The spacious living and dining area flows seamlessly into the kitchen, which features rich full height espresso cabinetry, sleek stainless steel appliances, a glossy subway tile backsplash, and a central island – ideal for meal prep or morning coffee.

Upstairs, you’ll find two generous primary suites, each complete with its own private ensuite, offering comfort and privacy for family or guests.

The fully finished basement adds incredible flexibility, with a large rec room, third bedroom, and 3-piece bathroom – perfect for a teen retreat, home office, or guest space.

Step outside through the back sliding doors to your west-facing, fully fenced yard – complete with a concrete patio and lush grass – perfect for BBQs and evening relaxation.



Even better, your yard backs directly onto a playground, offering both privacy and a fun family-friendly bonus.

This home includes two parking stalls and is located in a quiet, well-maintained complex with easy access to Deerfoot Trail, Stoney Trail, transit, schools, shopping, and all the amenities that make King’s Heights such a desirable community.

Bright, functional, and thoughtfully updated – this home is ready for you to move in and enjoy. Book your showing today!

Built in 2007

Essential Information

MLS® #	A2245128
Price	\$375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,189
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1304, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B7

Amenities

Amenities	Visitor Parking, Playground, Snow Removal, Trash
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.