

# \$359,900 - 2302, 2445 Kingsland Road Se, Airdrie

MLS® #A2247633

**\$359,900**

2 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Step into this bright and refreshed townhome in the desirable community of Kings Heights, complete with two parking stalls—one titled, one assigned. Just a short walk to local amenities and pathways. The backyard is oversized compared to the complex and has no neighbours behind you, making it very private. There is also no lawn maintenance required as this is covered in the condo fees!

The main floor welcomes you with modern vinyl plank flooring, fresh paint tones, and a functional open layout. The kitchen is a standout with ceiling-height cabinetry, upgraded stainless steel appliances including a 5-burner convection oven and fridge with water/ice dispenser, and ample counter space for everyday living.

Upstairs, you'll love having two spacious primary bedrooms, each with its own private ensuite—ideal for families, roommates, or hosting guests in comfort. A convenient half-bath is located on the main floor, bringing the total to 3 bathrooms.

The basement is ready for your vision, offering rough-in plumbing and plenty of room for future development, whether you're dreaming of a home office, gym, or rec space. Additional updates include a newer furnace with upgraded humidifier, attic insulation, lighting fixtures, and updated vinyl plank flooring upstairs.



This home offers the perfect combination of move-in readiness and future potentialâ€”all in a fantastic location!

Built in 2007

### Essential Information

MLS® #	A2247633
Price	\$359,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2302, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B9

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Pantry, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	Central Air, None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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