

\$389,900 - 1601, 2445 Kingsland Road Se, Airdrie

MLS® #A2120128

\$389,900

2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.05 Acres

Kings Heights, Airdrie, Alberta

End Unit w/ Extra Windows - 2 Parking Stalls w/ Extra Street Parking - 2 Primary Bedrooms w/ 2 Ensuites - Private Fenced Yard.

Welcome to your new home in King's Heights! This fantastic townhome offers convenience, comfort, and style all in one package. Situated just moments away from groceries, shopping, restaurants, schools, and playgrounds, you'll find everything you need right at your fingertips.

As you step inside, you'll immediately appreciate the thoughtful design of this end unit home. With two off-street parking stalls located directly out your back door, parking will never be a hassle again. Plus, being an end unit, you'll enjoy the benefits of a larger backyard, abundant natural light from five extra windows, and the privacy of only one common wall.

The main floor boasts a welcoming open layout, featuring new vinyl plank flooring, a cozy fireplace in the living room and a large bay window that floods the space with sunlight. The generous dining room is perfect for entertaining, while the kitchen is a chef's delight with extra counter space, full height cabinetry, stainless steel appliances, subway tile backsplash, and a raised eating bar with a granite counter.

Patio doors lead from the main floor to your spacious, fenced backyard, providing a serene retreat for outdoor relaxation and entertaining, with access to your 2 parking stalls right out



the back gate. And with a convenient 2-piece bath on the main floor, your guests will always feel comfortable.

Upstairs, you'll find Brand New Carpet, two extra large primary bedrooms, each with double closets and their own 4-piece ensuite bathrooms, offering ultimate privacy and convenience. The basement level is unfinished, offering endless possibilities to customize and create the space of your dreams.

With its exceptional features and unbeatable location, this townhome stands out from the rest. Don't miss your chance to call it home – book your appointment today and experience the best of King's Heights living!

Built in 2007

Essential Information

MLS® #	A2120128
Price	\$389,900
Sold Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1601, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4A 0B7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	See Remarks, Side By Side, Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 17th, 2024
Days on Market	13
Zoning	R2-T
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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