

\$359,900 - 1407, 2445 Kingsland Road Se, Airdrie

MLS® #A2136947

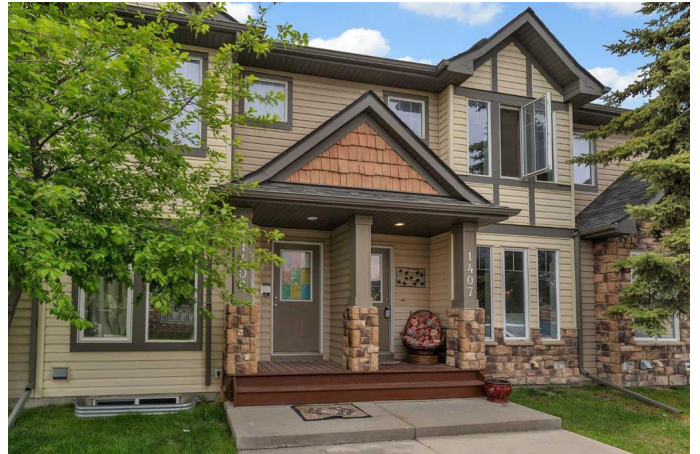
\$359,900

2 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Outstanding opportunity to own this immaculately cared-for townhome in the well-run complex in Kings Heights! Stepping into the home, you are greeted by a spacious front entry way and living room with a large front window. Functional laminate flooring leads you through the home to the bright kitchen, offering ample espresso cabinetry offset by a white tile backsplash, a corner pantry, a charming butcher block central island with seating for two and additional storage which can be included or excluded to allow room for a large kitchen table. A lovely window above the kitchen sink and sliding glass door allow natural light to flow through the space. Head out to the fenced, sunny west backyard, where you will find a relaxing outdoor space to unwind. A mature tree offers privacy and is the perfect space for family or friends to enjoy the outdoor space. Complimenting the main floor, you have a powder room and additional closet space. Head upstairs, where you have two spacious bedrooms. The primary bedroom offers a spacious walk-through closet to the 4-piece bathroom and has enough space for a king-size bedroom suite. The secondary bedroom is mirrored in size and is perfect for a kid's room, a family member or a mortgage-helping roommate. You will find the laundry in the basement, which is a blank canvas ready for your equity-building ideas. The assigned parking stall is conveniently located directly in front of the unit, and you are within walking distance to shopping, schools



and all the beautiful pathways that meander through Kings Heights.

Built in 2007

Essential Information

MLS® #	A2136947
Price	\$359,900
Sold Price	\$372,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,179
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1407, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B7

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 8th, 2024
Days on Market	8
Zoning	R2-T
HOA Fees	80.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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