

\$385,000 - 308, 2445 Kingsland Road Se, Airdrie

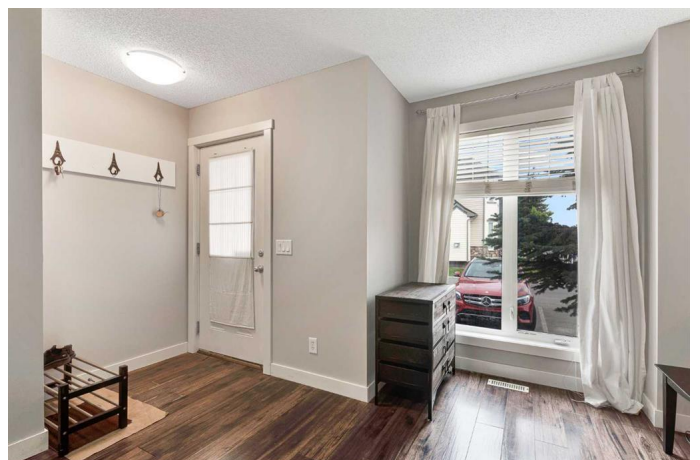
MLS® #A2138385

\$385,000

3 Bedroom, 3.00 Bathroom, 1,163 sqft
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

\$15,000 Price AdjustmentWelcome home! Spectacular 2 story 3 bedroom 2.5 bathroom townhouse with 2 parking stalls directly out front located in the desirable and convenient community of Kings Heights. This unit has 1163 square feet of living space and gleaming laminate floors through the main level. Sizeable entrance on the main level with big bright windows flooding the interior with an abundance of natural light. The kitchen comes with black appliances, big corner pantry, centre island and dark full length cabinetry offering plenty of counter and storage space. There is a 2 piece bathroom, living room and dining area with patio door offering access to the private fully landscaped and fenced backyard perfect for outside entertaining. There is a small landing with for your BBQ. Retire upstairs to the two impressive primary suites. One of the primary suites has a 3 piece ensuite with large stand-up shower and the other has a 4 piece ensuite with full bathtub. The basement is partially developed and includes the third bedroom and the laundry room. The rest of the basement is awaiting your design ambitions. Close to all amenities, schools, parks, playgrounds transportation and easy access to Highway 2. Only a few minutes to the new interchange at QE2 highway via 40th Avenue. Includes two parking stalls directly in front, one titled and one assigned. Freshly painted interior, furnace serviced last year including vents and duct cleaning and new toilets last year. Don't miss this one, book



your viewing today!

Built in 2006

Essential Information

MLS® #	A2138385
Price	\$385,000
Sold Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	308, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B9

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Asphalt, Stall, Titled

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

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

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 4th, 2024
Days on Market	24
Zoning	R2-T
HOA Fees	84.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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