

# \$371,500 - 1502, 2445 Kingsland Road Se, Airdrie

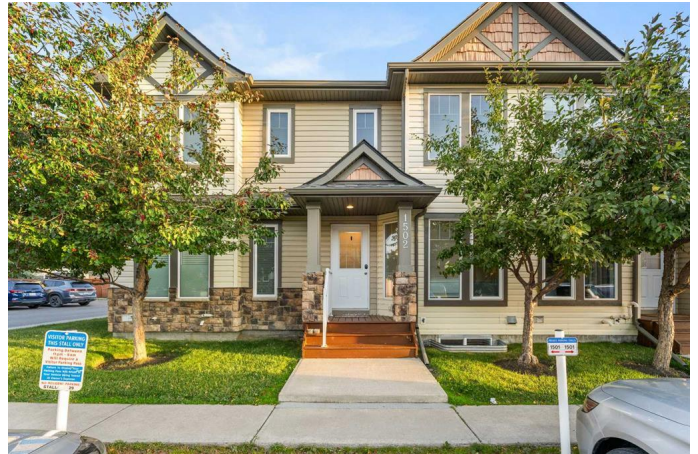
MLS® #A2174048

**\$371,500**

2 Bedroom, 3.00 Bathroom, 1,050 sqft  
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Built by Avalon, a certified Built Green multi-family homebuilder in the ZEN Kings Heights, this charming townhouse has 2 primary suites, each with its own ensuite. The main floor features an open-concept living and dining area, the living space enjoys large windows, and a connected dining area and kitchen provide great entertaining space. In the kitchen, you will find a moveable center island and an eating bar. In the case of a buyer with some mobility issues, an Acorn stairlift to the second floor has been installed and a further bonus is that the washer and dryer are conveniently found on the main floor. The undeveloped basement gives the property some untapped potential with a rough in for a bath, as well as a second washer dryer hookup installed. The backyard is fully fenced with its own private gate access. The parking stall is located in the front of the unit for easy access. To top it all off, enjoy the affordable condo fees! The Zen condominium complex also features a private playground park. Close to schools, public transit, and many local amenities, and has quick access to Highway 2 and Yankee Valley Boulevard, with all that Calgary has to offer well within reach.



Built in 2007

## Essential Information

MLS® #	A2174048
Price	\$371,500

Sold Price	\$368,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,050
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	1502, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0B7

### Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall, Titled

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle

Construction	Mixed, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 24th, 2024
Date Sold	November 19th, 2024
Days on Market	26
Zoning	R2-T
HOA Fees	84.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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