

# \$399,000 - 1606, 2445 Kingsland Road Se, Airdrie

MLS® #A2239222

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.06 Acres

Kings Heights, Airdrie, Alberta

This stunning end-unit townhouse will charm you with its abundance of windows and natural light. For sale by its original owner, pride of ownership and meticulous maintenance are evident. The spacious living room on the main floor is ready for entertaining, and a beautiful, functional kitchen is ideal for anyone who loves to cook. The natural light continues upstairs in the two generous bedrooms – each with a dedicated ensuite. The large basement houses laundry, and is a blank canvas awaiting your personal touch. The unit sits on a corner lot and features a private, fenced backyard, two dedicated parking spaces and ample street parking. No need to worry about grass or snow removal, everything is taken care of for you. Located in south Airdrie you will have excellent access to Calgary International Airport, Stoney Trail ring road and #2 Highway making for easy and stress free commutes. You won't want to miss this rare find! Please call today for a private viewing!

Built in 2007

## Essential Information

MLS® #	A2239222
Price	\$399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,255
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1606, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	t4a0b7

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape
Roof	Asphalt
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	11
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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