

# \$345,000 - 1203, 2445 Kingsland Road Se, Airdrie

MLS® #A2262432

**\$345,000**

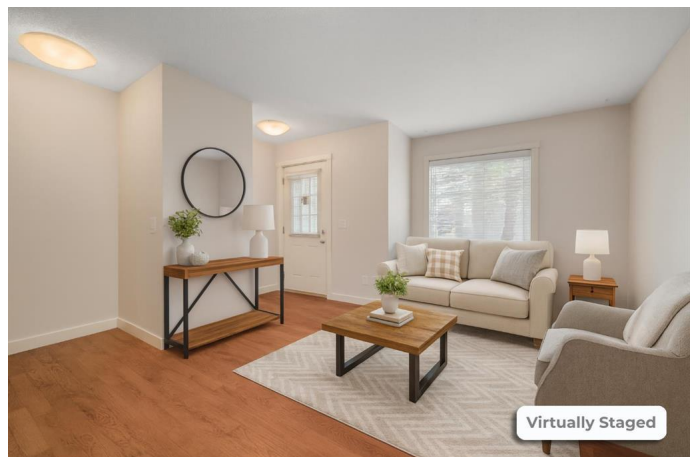
2 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.04 Acres

Kings Heights, Airdrie, Alberta

Welcome to Zen at King's Heights, where this bright and sunny townhouse enjoys a great location within the complex offering the perfect blend of privacy, convenience, and outdoor lifestyle. East-west exposure fills the home with natural light throughout the day, while the open-concept main floor offers a functional layout with a spacious living area, dining space, and a kitchen that overlooks the private fenced yard—ideal for young families or pet owners. A convenient powder room rounds out the main level. Upstairs, you'll find two generously sized bedrooms including a large primary suite with walk in closet and a full 4-piece bath situated between both rooms. The undeveloped basement is ready for future expansion, with roughed-in plumbing and a large window offering potential for a third bedroom, additional bath, or rec space. Outside, enjoy the ease of back and front yard access, a parking stall, two visitor stalls just steps from your rear entrance, and ample on-street parking nearby for guests or oversized vehicles. This home is move-in ready, meticulously maintained, and offers unbeatable value in a quiet, family-friendly setting—just a short walk to parks, pathways, and all the nearby amenities of King's Heights including easy entrance/exit to 40th ave from highway#2. Book your private tour today!

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262432      |
| Price          | \$345,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,170         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1203, 2445 Kingsland Road Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A0B6                       |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Parking, Trash                                               |
| Parking Spaces | 1                                                            |
| Parking        | Assigned, Off Street, On Street, Stall, Asphalt, Parking Lot |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Open Floorplan                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                        |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 15                |
| Zoning         | R2-T              |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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