

# \$389,900 - 806, 2445 Kingsland Road Se, Airdrie

MLS® #A2207472

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

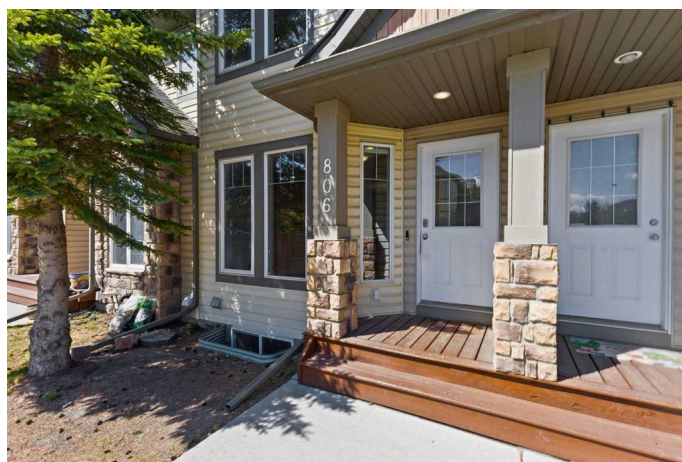
This spacious and well-designed townhouse showcases 3 bedrooms and 2.5 bathrooms, perfectly suited for families or investors. The upper level features two generously sized bedrooms with a shared full bathroom, while the fully developed basement includes a third bedroom, a second full bathroom, a laundry room, and additional storage. The open-concept main floor seamlessly connects the kitchen, dining, and living areas—ideal for entertaining. The kitchen has tons of natural light and a convenient breakfast bar. Soak in some sun & get your garden ready as this townhome has a private, fenced-in WEST facing backyard. This home includes an assigned parking stall just outside the front door and is ideally located just minutes from the QEII Highway, schools, shopping, recreation, and the Calgary International Airport (YYC).

Don't miss this move-in ready opportunity in a well-connected community!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2207472  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,201         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 806, 2445 Kingsland Road Se |
| Subdivision | Kings Heights               |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4A 0B5                     |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Breakfast Bar   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 28   |
| Zoning         | R2-T |
| HOA Fees       | 84   |
| HOA Fees Freq. | ANN  |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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