

# \$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

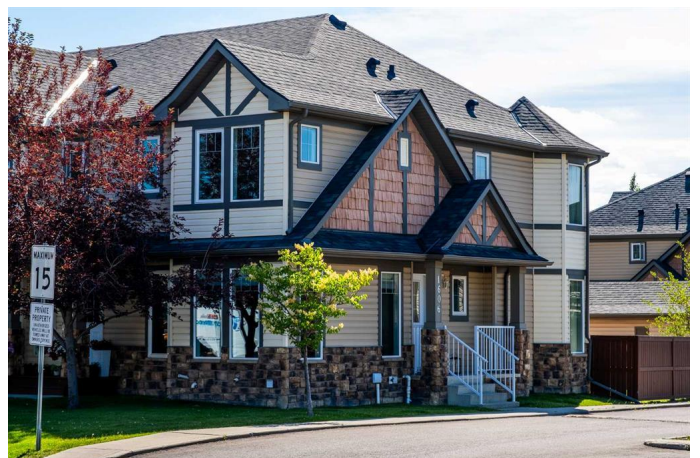
Kings Heights, Airdrie, Alberta

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 | 1               |
| Zoning         | R2-T            |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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