

# \$374,000 - 1006, 2445 Kingsland Road Se, Airdrie

MLS® #A2245856

**\$374,000**

3 Bedroom, 4.00 Bathroom, 1,159 sqft  
Residential on 0.03 Acres

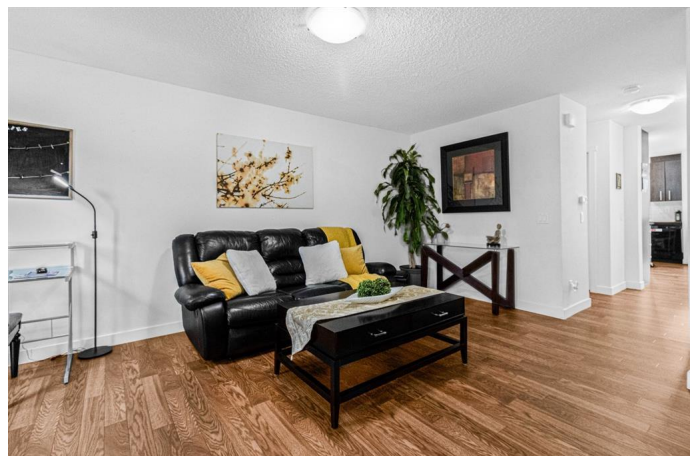
Kings Heights, Airdrie, Alberta

Welcome to this beautifully move-in ready townhouse in the heart of King's Heights! With 1,727 sq. ft. of total living space, this home offers the perfect blend of style and functionality. The bright, open-concept main floor features a thoughtfully designed kitchen boasting rich cabinetry, a stylish tiled backsplash, and a corner pantry – the perfect space to cook, gather, and entertain. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite for added privacy. The fully finished basement provides a third bedroom, a fourth bathroom, and a cozy flex space for guests or family. Step outside to your private, fully landscaped backyard, perfect for summer barbecues or quiet mornings. Enjoy tons of visitor parking, a pet-friendly complex, affordable condo fees, and a prime location just steps from schools, parks, and all the amenities you need – with easy access to Deerfoot Trail for effortless commuting. This is turnkey living at its finest!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2245856  |
| Price      | \$374,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,159         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1006, 2445 Kingsland Road Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A0B4                       |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 1                           |
| Parking        | Assigned, Stall             |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Vinyl Windows                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Basketball Court, Private Yard                                   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 18   |
| Zoning         | R2-T |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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