

# \$400,000 - 1701, 2445 Kingsland Road Se, Airdrie

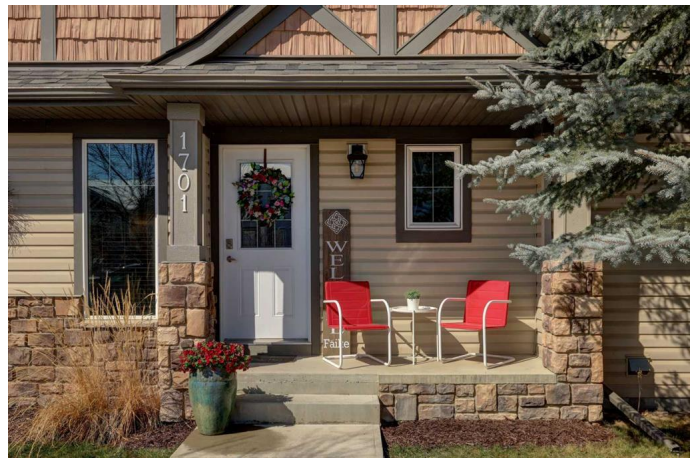
MLS® #A2213529

## \$400,000

3 Bedroom, 3.00 Bathroom, 1,245 sqft  
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

Welcome to this meticulously maintained home located in arguably the best location in the complex! With its cozy Craftsman/Tudor-inspired curb appeal and a covered storybook front porch, this home offers warmth, character, and unbeatable value. Situated on a sunny CORNER lot and fronting onto a street (not into the complex), this END UNIT property is part of a PET-FRIENDLY complex with affordable condo fees and TWO PARKING STALLS. Step inside to a bright and welcoming layout filled with natural sunlight. The home has been FRESHLY PAINTED in the beautiful warm-neutral tone of 'Shiitake Mushroom' by Sherwin Williams (bathrooms done in 'Drizzle' by SW), complementing the NEW STAINLESS APPLIANCES (2023), NEW FIXTURES (2023), and NEW CARPET (2023) on the upper stairs, upper level & bsmt bedroom. The kitchen is designed for both form and function, offering ample cabinetry, counter space, a large pantry, and a movable island (included). A quaint dining nook flows seamlessly to your private, fenced backyard, nestled under mature trees and surrounded by gardens and grass. Completing the main floor is a large, square-shaped living room that allows for versatile furniture and décor placement. With east and south facing windows, the space is bathed in beautiful natural light throughout the day. A cute 2-piece bathroom is tucked thoughtfully away, along with a handy hall closet to keep things tidy. Upstairs, discover



TWO OVERSIZED BEDROOMS, each with its own 4-piece ensuite, ideal for families, guests, or roommates. One bedroom features a turret-style nook, adding an extra dash of charm, while the other has 2 closets! The FULLY FINISHED BASEMENT provides even more versatile living space, including a third bedroom/den, a spacious rec room, and abundant storage. This beautifully maintained home is full of THOUGHTFUL TOUCHES and TIMELESS DESIGN. Located just minutes from QEII and close to schools, shopping, recreation & YYC airport - this one-of-a-kind gem screams 'convenience!'. You'll LOVE living here!

Built in 2007

### Essential Information

MLS® #	A2213529
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,245
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1701, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B5

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Paved, Stall

## Interior

Interior Features	No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Bidet, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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