



THE
A-TEAM

**RE/MAX
FIRST**

2445 KINGSLAND ROAD UNIT #2306 Road, Airdrie T4A 0B9

MLS® #: **A2126944**

Area: **Kings Heights**

Listing Date: **05/02/24**

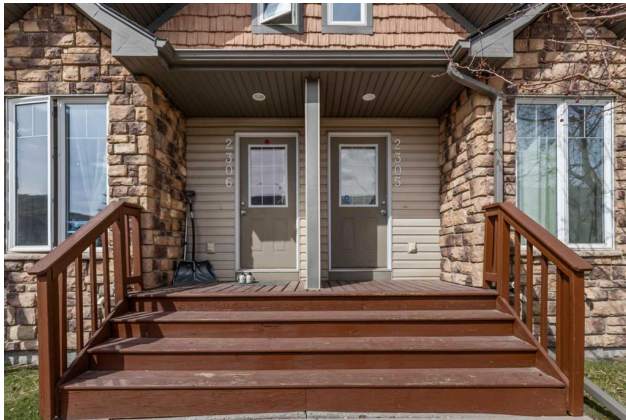
List Price: **\$410,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,154

Low Sqft:

Ttl Sqft:

1,154

Lot Sz Ar:

1,305 sqft

Lot Shape:

DOM

30

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Asphalt,Assigned,Front Drive,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`2" x 12`1"	Bedroom - Primary	Second	14`2" x 12`6"
2pc Bathroom	Main	7`3" x 3`1"	3pc Bathroom	Second	7`0" x 5`11"
4pc Ensuite bath	Second	8`0" x 4`11"	Dining Room	Main	11`5" x 6`7"
Living Room	Main	15`2" x 14`2"	Kitchen	Main	13`5" x 7`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$300

Fee Simple

R2-T

Fee Freq:

Monthly

Legal Desc:

0613450

Remarks

Pub Rmks:

Nestled in a sought-after neighborhood, this charming Townhouse presents an enticing opportunity for comfortable living in a prime location 2 Bedrooms: Enjoy the privacy and comfort of two spacious bedrooms, offering ample space for relaxation and personalization. Kitchen: Step into the heart of the home, where a well-equipped kitchen awaits your culinary adventures. With ample storage and countertop space, meal preparation becomes a joy. Living Room: Unwind and entertain in the welcoming living room, where abundant natural light and cozy ambiance create the perfect setting for memorable moments with loved ones. 2 Full Bathrooms & 1 Half Bathroom on main floor: Convenience is key with two full bathrooms and an additional half bathroom, ensuring seamless daily routines for residents and guests alike. Embrace the ease of access to a nearby shopping center, where a variety of retail, dining, and entertainment options await, catering to every need and preference. Save-On Foods, Tim Hortons, Shoppers Drug Mart, Starbucks, Toad , Home Hardware, and much more! Located McDonalds, Ricky's Grill & No Frills Easy Access to Highway: Commuters will rejoice at the effortless access to the highway, streamlining travel to work, leisure destinations, and beyond. Less than 10 minutes to Cross Iron Mills, Costco, 15 minutes to Calgary and the Airport With its desirable features and unbeatable location, this Townhouse offers the perfect blend of convenience and comfort. Seize the opportunity to make it your own - schedule a viewing today!

Inclusions:

N/A

Property Listed By:

URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

