



THE
A-TEAM

**RE/MAX
FIRST**

2802 KINGS HEIGHTS Gate #101, Airdrie T4A 0T3

MLS®#: **A2156043**

Area: **Ravenswood**

Listing Date: **08/07/24**

List Price: **\$439,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **1,324**
Low Sqft:
Ttl Sqft: **1,324**

DOM

42
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees, Street Lighting, Underground Sprinklers**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Courtyard, Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Granite, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"
Furnace/Utility Room	Main	3`0" x 16`9"
Kitchen	Second	13`8" x 12`6"
4pc Bathroom	Third	5`0" x 8`11"
Bedroom	Third	9`5" x 8`8"
Bedroom - Primary	Third	11`9" x 10`7"

Room	Level	Dimensions
Den	Main	9`5" x 9`2"
Dining Room	Second	13`2" x 11`0"
Living Room	Second	14`1" x 16`8"
4pc Ensuite bath	Third	7`5" x 5`6"
Bedroom	Third	8`7" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1510387**

Remarks

Pub Rmks: **This exquisite three-story townhome combines modern elegance located in the vibrant Ravenswood community with exceptional convenience. Its contemporary architecture and ideal positioning make it an excellent choice for families, professionals, or anyone desiring a chic and comfortable living space. Upon entry, the open-concept design seamlessly connects the living, dining, and kitchen areas, creating a welcoming and spacious atmosphere. The ground floor features a generous den with a large window, suitable for a home office, alongside a convenient half bath. The stylish kitchen, equipped with modern appliances and ample storage, serves as the heart of the home, complemented by a sizable island perfect for casual meals or entertaining. The bright living area is designed for relaxation and family gatherings, while the south-facing balcony provides a serene spot to enjoy sunsets and also downtown view, and the front patio is ideal for morning coffee or socializing. The upper level houses three well-designed bedrooms, including a primary suite with an ensuite bathroom for enhanced privacy, while the other two bedrooms share a full bathroom, accommodating families or guests comfortably. Additional features include a single-car garage with storage and a driveway for an extra vehicle, with visitor parking conveniently available nearby. This townhome boasts an outstanding location, being in proximity to two excellent schools and within walking distance to Kingsview Market, which offers a diverse selection of shops and dining options. *Don't miss out on the opportunity to make this charming townhome your own.***

Inclusions: **None**
Property Listed By: **CIR Realty**

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