



THE
A-TEAM

**RE/MAX
FIRST**

2445 KINGSLAND Road #2306, Airdrie T4A0B9

MLS®#: **A2157937**

Area: **Kings Heights**

Listing Date: **08/15/24**

List Price: **\$389,999**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2007**
Lot Information
Lot Sz Ar: **1,305 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,154**
Low Sqft:
Ttl Sqft: **1,154**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Asphalt,Assigned,Front Drive,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
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"	4pc Ensuite bath	Second	8`0" x 4`11"
3pc Ensuite bath	Second	7`0" x 5`11"	Living Room	Main	15`2" x 14`2"
Dining Room	Main	11`5" x 6`7"	Kitchen	Main	13`5" x 7`6"

Legal/Tax/Financial

Condo Fee: \$300	Title: Fee Simple	Zoning: R2-T
	Fee Freq: Monthly	

Legal Desc: **0613450**

Remarks

Pub Rmks: **Nestled in a sought-after neighborhood, this charming freshly painted Townhouse presents an enticing opportunity for comfortable living in a prime location 2 Bedrooms: Enjoy the privacy and comfort of two spacious master 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 Ensuite 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 near 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







