



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 KINGSLAND Close #3304, Airdrie T4A 0J3**

MLS® #: **A2168592**

Area: **Kings Heights**

Listing Date: **09/25/24**

List Price: **\$314,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 29-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Airdrie**  
Year Built: **2012**

Finished Floor Area  
Abv Sqft: **837**

Lot Information  
Lot Sz Ar: **899 sqft**  
Lot Shape:

Low Sqft:  
Ttl Sqft: **837**

DOM

**57**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Parkade, Parking Lot, Stall, Titled**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`4"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$473**

Title:  
**Fee Simple**

Zoning:  
**R4**

Fee Freq:  
**Monthly**

Legal Desc: **1211087**

Remarks

Pub Rmks: **Welcome home to this Beautiful & freshly Painted unit with 2 Bed + 2 Bath Top Floor Apartment facing the inner courtyard and comes with 2 parking stalls, located in the highly desirable community of Kings Heights in Airdrie. This open floor plan features 9' high ceilings and an abundance of windows, allowing natural light to flood the entire unit. As you enter, you'll discover a spacious Kitchen equipped with Granite countertops, stainless steel appliances (including a newer Bosch dishwasher and Samsung fridge), and plenty of cabinetry. The large Living room boasts a massive window and provides access to your private Balcony, complete with a gas hookup that overlooks the courtyard. The Dining area offers ample space for a sizeable table. The Master bedroom includes a ceiling fan, his-and-her closets, and a 3 pc Ensuite bath. The second Bedroom is generously sized and features a large closet. Additional highlights include a 4 pc Bath and in-suite Laundry conveniently located in the closet. This unit comes with 1 Titled and 1 Assigned parking space and a storage locker. It's conveniently situated just a short drive from Save-On-Foods, Shoppers Drug Mart, and a variety of restaurants and services. Plus, you'll enjoy easy access to Highway 2 for commuting to Calgary. Don't miss the chance to make this exceptional property your new home!**

Inclusions:  
Property Listed By: **N/A  
Jessica Chan Real Estate & Management Inc.**

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









