



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2802 KINGS HEIGHTS Gate #116, Airdrie T4A 0T3**

MLS®#: **A2173056**      Area: **Ravenswood**      Listing Date: **10/15/24**      List Price: **\$386,500**  
 Status: **Active**      County: **Airdrie**      Change: **-\$13k, 06-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Carport,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,343**  
 Low Sqft:  
 Ttl Sqft: **1,343**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Townhouse**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 12`0"	Dining Room	Main	9`7" x 11`0"
Kitchen	Main	12`5" x 13`4"	Balcony	Main	13`4" x 5`4"
Bedroom - Primary	Upper	9`11" x 11`3"	3pc Bathroom	Upper	6`4" x 8`2"
Laundry	Upper	4`4" x 3`1"	Bedroom	Upper	8`9" x 11`2"
Furnace/Utility Room	Lower	3`6" x 13`0"	Mud Room	Lower	7`7" x 3`11"
2pc Bathroom	Lower	3`6" x 4`11"	Office	Lower	8`9" x 6`11"
Entrance	Lower	3`9" x 9`2"			

Condo Fee:  
**\$281**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **1413268**

Remarks

Pub Rmks: **Welcome home to this inviting two-bedroom townhome nestled in the desirable community of Ravenswood! Now is the perfect time to purchase your dream home and settle in just in time for the holiday season. This well-maintained gem offers a stylish and comfortable living experience, featuring thoughtful design and modern updates throughout. Enjoy outdoor entertaining in the NW-facing front courtyard, complete with ample space for a barbecue and a beautifully landscaped yard—ideal for summer gatherings or relaxing evenings. As you enter, you'll be greeted by a standout feature: a versatile den on the main floor. This additional room is perfect for a home office, playroom, or cozy reading nook, providing the flexibility you need. Adjacent to the den, you'll find a convenient powder bathroom and a spacious single-car garage that offers exceptional storage space. The garage includes a separate entrance to the home and a covered carport for added convenience. Upstairs, unwind on your cozy balcony overlooking the carport—perfect for enjoying a book or a warm summer evening. The open floor plan creates a bright and airy atmosphere, enhanced by fresh paint and a brand-new kitchen light fixture. The spacious primary bedroom easily accommodates an Alaskan king-sized bed and benefits from great southeast exposure. Additional features include ample linen storage outside the well-maintained three-piece bathroom and conveniently placed stacked laundry. The second bedroom has been tastefully updated with a striking feature wall and boasts generous closet space. With over 1,300 sqft of living space and meticulous attention to detail, this starter home is ready for its next owner. Don't miss out on this fantastic opportunity! Call your favorite Realtor today to book your showing and make this lovely townhome yours!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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











