



THE
A-TEAM

**RE/MAX
FIRST**

4 KINGSLAND Close #3107, Airdrie T4A 0J2

MLS® #: **A2176105** Area: **Kings Heights** Listing Date: **10/30/24** List Price: **\$229,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **672 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **623**
 Low Sqft:
 Ttl Sqft: **623**

Access:
 Lot Feat:
 Park Feat: **Stall**

DOM

21
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 11`6"	Living Room	Main	13`9" x 11`6"
Dining Room	Main	8`6" x 11`6"	Laundry	Main	3`1" x 4`0"
Bedroom - Primary	Main	12`6" x 9`11"	4pc Bathroom	Main	4`11" x 9`4"

Legal/Tax/Financial

Condo Fee: **\$352** Title: **Fee Simple** Zoning: **R4**
 Fee Freq:

Monthly

Legal Desc: 1211087

Remarks

Pub Rmks: **Welcome to your dream one-bedroom, one-bathroom condo, ideally situated on the main floor for your convenience! This charming residence boasts a private balcony, perfect for enjoying morning coffee or evening sunsets. With included parking stall #19 and a rare storage locker #24, this property stands out as a true gem for any new owner. Step inside to discover a spacious layout designed for comfort and modern living. The well-appointed kitchen flows seamlessly into the inviting living area, making it an ideal space for entertaining or simply unwinding after a long day. The bedroom offers a tranquil retreat, while the full bath features contemporary finishes. Location is everything, and this condo doesn't disappoint! Included: Water; Heat; Insurance; Sewer; Snow Removal; Management. You'll be within walking distance of professional services, grocery stores, and a variety of delightful restaurants. Plus, with easy access to Calgary and Highway 2, your commute is a breeze. Don't miss this incredible opportunity to own a slice of convenience and comfort in a vibrant community. This condo is not just a home; it's a lifestyle waiting for you! Schedule a viewing today!**

Inclusions: **Blinds**
Property Listed By: **CIR Realty**

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





