



THE
A-TEAM

**RE/MAX
FIRST**

2445 KINGSLAND Road #1703, Airdrie T4A 0B8

MLS®#: **A2180662** Area: **Kings Heights** Listing Date: **11/23/24** List Price: **\$369,000**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **1,259 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,163**
 Low Sqft:
 Ttl Sqft: **1,163**

DOM

28
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Standard** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 11`0"	Dining Room	Main	8`7" x 9`10"
Kitchen	Main	15`0" x 10`6"	Bedroom - Primary	Second	14`0" x 14`2"
Bedroom	Second	11`6" x 14`2"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$312

Fee Simple

R2-T

Fee Freq:

Monthly

Legal Desc: 0613450

Remarks

Pub Rmks: ****Charming 2-Story Townhouse in Kings Heights** Welcome to this beautifully maintained 2-story townhouse located in a well-managed complex, in the desirable Kings Heights community. As you enter the main floor, you'll be greeted by an open concept layout that seamlessly connects the cozy living and dining areas, enhanced by expansive windows that allow for an abundance of natural light. The laminate flooring throughout the main floor adds a touch of elegance and durability. The spacious kitchen features ample cabinet space and a pantry, perfect for all your culinary needs. A conveniently located half bath completes the main level, while the back door opens to a private, fenced backyard, ideal for outdoor relaxation and entertaining. Heading upstairs, you'll find two generously sized bedrooms and a 4-piece bathroom. The primary bedroom is particularly impressive, easily accommodating a king-size bed along with additional furniture. It also offers access to a walkthrough closet leading to a cheater ensuite. The second bedroom is south-facing, ensuring plenty of natural sunlight throughout the day. The townhouse includes a parking stall right in front of the unit, and the complex provides ample visitor parking. Well-maintained, this condo offers easy access to variety of shopping centers, and a range of nearby amenities, making it an ideal location for modern living. Contact us today to schedule a viewing and discover the perfect combination of location and style that this townhouse has to offer.**

Inclusions: None

Property Listed By: Century 21 Bamber Realty LTD.

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







