



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2445 KINGSLAND Road #1809, Airdrie T4A 0B8**

MLS®#: **A2181457**

Area: **Kings Heights**

Listing Date: **12/03/24**

List Price: **\$399,900**

Status: **Active**

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: **1,963 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,268**  
Low Sqft:  
Ttl Sqft: **1,268**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>3`2" x 3`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 9`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`3" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`4" x 12`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`11" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 14`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`4" x 7`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`5" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 14`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$345**

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

Zoning:  
**R2-T**

Legal Desc: **0613450**

Remarks

Pub Rmks: **\*OPEN HOUSE: Sat. Dec 14 - 2-4pm\* Welcome to #1809 - 2445 Kingsland Road! This spacious end-unit townhome features an open-concept main floor, durable laminate flooring, a welcoming living room, a bright dining area and half bathroom. The kitchen includes stainless steel appliances, a pantry, and a center island. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite. Two additional bedrooms and full bathroom upstairs provide flexibility for a growing family. The unfinished basement, featuring bathroom hookups, provides versatility for future development and the opportunity to add value to your home. The fully fenced backyard includes a gas BBQ hookup and plenty of room for entertaining. This home is close to schools, shopping, and public transit and includes two parking stalls conveniently located right out front, with additional visitor parking nearby.**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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







