



THE
A-TEAM

**RE/MAX
FIRST**

2802 KINGS HEIGHTS Gate #121, Airdrie T4A 0T3

MLS®#: **A2199835**

Area: **Ravenswood**

Listing Date: **03/06/25**

List Price: **\$407,500**

Status: **Active**

County: **Airdrie**

Change: **-\$18k, 18-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,212**
Low Sqft:
Ttl Sqft: **1,212**

DOM

31
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`10"
Dining Room	Second	9`7" x 10`9"
4pc Bathroom	Third	6`4" x 8`4"
Bedroom - Primary	Third	11`0" x 9`10"

Room	Level	Dimensions
Office	Main	8`10" x 9`1"
Living Room	Second	13`3" x 12`7"
Bedroom	Third	8`8" x 13`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$281

Fee Simple
Fee Freq:
Monthly

R3

Legal Desc: 1412837

Remarks

Pub Rmks: **Welcome to this stylish and modern 2-bedroom, 1.5-bathroom townhome in the sought-after community of Ravenswood, Airdrie! Designed with contemporary living in mind, this home features high ceilings, sleek finishes, and an open-concept layout that maximizes space and natural light. The well-appointed kitchen boasts modern cabinetry, ample counter space, and direct access to your private patio—perfect for morning coffee or summer BBQs. Upstairs, you'll find convenient laundry, two spacious bedrooms, and a full bathroom. Additional highlights include a single attached garage, ideal for Alberta winters, and easy access to nearby parks, schools, and amenities. Don't miss your chance to own this beautifully designed home in a fantastic location!**

Inclusions: N/A
Property Listed By: eXp Realty

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





