# \$359,900 - 306, 2445 Kingsland Road Se, Airdrie

MLS® #A2262719

## \$359,900

2 Bedroom, 3.00 Bathroom, 1,171 sqft Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

OPEN HOUSE 19 OCT from 2 - 4pm - Great home in a DESIRED complex in Kings Heights of Airdrie! Being on the south side you're a quick drive to Calgary. Wide OPEN main floor... Lots of ROOM for a couple of couches...from which to stream your favorite reruns....with your significant other (Yes the pooch counts). Ample space to DINE AT the TABLE with your significant other (Yes...the pooch counts)....eating that amazing dish...created in your SPACIOUS KITCHEN (complete with eating bar)! Upstairs you will find 2 BIG bedrooms. One for you and one for your family, best friend...or soon to be significant other (Yes...the pooch counts). The basement is a finished open space to become what you choose. Game room, hobby room, dog house (for the significant other, not necessarily the pooch). There is lots of storage and a full bathroom here as well. Out back you have your own PRIVATE back yard...a bit of a rarity in townhomes these days. This is an AWESOME starter home, move up home, and even for the downsize (while you spend most of your time travelling the world)! Come check us out!







Built in 2006

#### **Essential Information**

MLS® # A2262719 Price \$359,900 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,171

Acres 0.03

Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 306, 2445 Kingsland Road Se

Subdivision Kings Heights

City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 0B4

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Open Floorplan

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Washer, Window

Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Few Trees

Roof Asphalt Shingle

Construction Cedar, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 10th, 2025

Days on Market 25

Zoning R2-T

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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