

# \$399,900 - 806, 2445 Kingsland Road Se, Airdrie

MLS® #A2207472

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

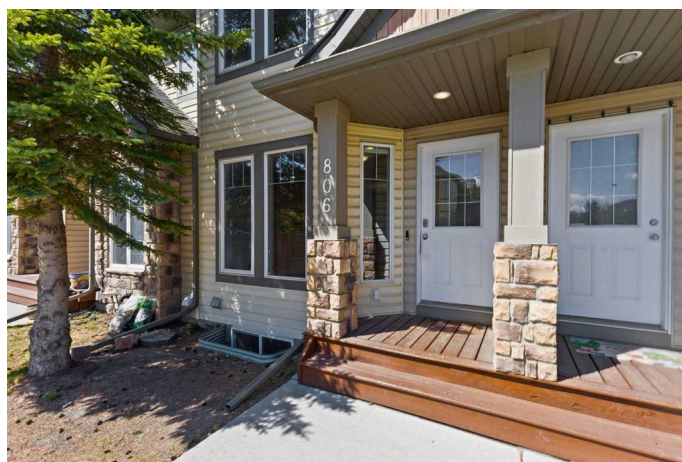
This spacious and well-designed townhouse showcases 3 bedrooms and 2.5 bathrooms, perfectly suited for families or investors. The upper level features two generously sized bedrooms with a shared full bathroom, while the fully developed basement includes a third bedroom, a second full bathroom, a laundry room, and additional storage. The open-concept main floor seamlessly connects the kitchen, dining, and living areas—ideal for entertaining. The kitchen has tons of natural light and a convenient breakfast bar. Soak in some sun & get your garden ready as this townhome has a private, fenced-in WEST facing backyard. This home includes an assigned parking stall just outside the front door and is ideally located just minutes from the QEII Highway, schools, shopping, recreation, and the Calgary International Airport (YYC).

Don't miss this move-in ready opportunity in a well-connected community!

Built in 2006

## Essential Information

MLS® #	A2207472
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,201
Acres	0.03
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	806, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	6
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Nineteen 88 Real Estate
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