

\$345,000 - 1203, 2445 Kingsland Road Se, Airdrie

MLS® #A2262432

\$345,000

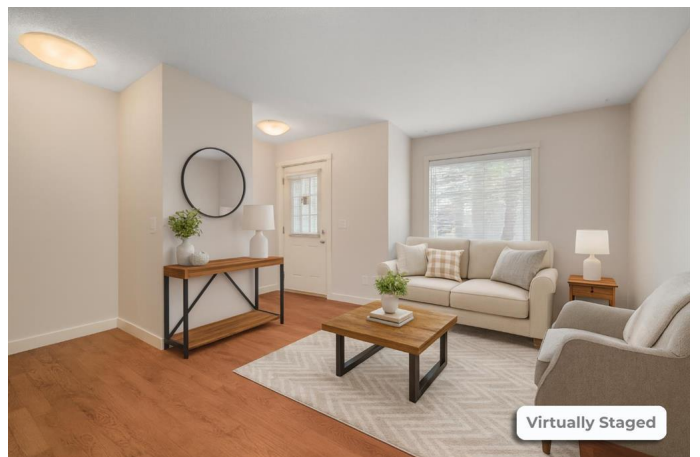
2 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.04 Acres

Kings Heights, Airdrie, Alberta

Welcome to Zen at King's Heights, where this bright and sunny townhouse enjoys a great location within the complex offering the perfect blend of privacy, convenience, and outdoor lifestyle. East-west exposure fills the home with natural light throughout the day, while the open-concept main floor offers a functional layout with a spacious living area, dining space, and a kitchen that overlooks the private fenced yard—ideal for young families or pet owners. A convenient powder room rounds out the main level. Upstairs, you'll find two generously sized bedrooms including a large primary suite with walk in closet and a full 4-piece bath situated between both rooms. The undeveloped basement is ready for future expansion, with roughed-in plumbing and a large window offering potential for a third bedroom, additional bath, or rec space. Outside, enjoy the ease of back and front yard access, a parking stall, two visitor stalls just steps from your rear entrance, and ample on-street parking nearby for guests or oversized vehicles. This home is move-in ready, meticulously maintained, and offers unbeatable value in a quiet, family-friendly setting—just a short walk to parks, pathways, and all the nearby amenities of King's Heights including easy entrance/exit to 40th ave from highway#2. Book your private tour today!

Built in 2007



Essential Information

MLS® #	A2262432
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,170
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1203, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0B6

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Off Street, On Street, Stall, Asphalt, Parking Lot

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	8
Zoning	R2-T

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.