

2202, 4 Kingsland Close SE  
Airdrie, Alberta

MLS # A2286022



**\$285,000**

**Division:** Kings Heights

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 868 sq.ft. **Age:** 2010 (16 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Stall, Titled

**Lot Size:** -

**Lot Feat:** -

**Heating:** Central, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 521

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R4

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

**Inclusions:** None

Welcome to one of the most desirable layouts in Kings Heights — a bright corner unit offering privacy, functionality, and the rare bonus of two titled parking stalls. If you've been waiting for a condo that checks all the right boxes without compromise, this is it. Designed for comfortable everyday living, this thoughtfully laid-out home features two spacious bedrooms and two full bathrooms, with excellent separation between the bedrooms for added privacy. The open-concept living and dining area feels inviting and airy, while the well-appointed kitchen provides ample cabinetry and generous counter space for both daily routines and entertaining. The primary bedroom includes its own private ensuite, creating a peaceful retreat at the end of the day. The second bedroom and full bathroom are positioned on the opposite side of the unit, making it ideal for guests, roommates, or a home office setup. Enjoy the convenience of in-suite laundry, a dedicated storage locker, and two titled parking stalls — a feature that adds everyday practicality and long-term value. As a corner unit, you'll appreciate the added natural light and sense of space, all within a well-managed complex. Located in the established community of Kings Heights, you're close to walking paths, schools, shopping, and have quick access to Deerfoot Trail for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this is a smart, well-rounded opportunity in a sought-after Airdrie location. Please Note some pictures are virtually staged