

**806, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2207472



\$389,900

Division:	Kings Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: N/A

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!