

# \$305,000 - 2203, 4 Kingsland Close Se, Airdrie

MLS® #A2246631

**\$305,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

TWO BED, 2 BATH, 2 PARKING STALLS, 2 BALCONIES! Fantastic Value in this Beautifully Designed 2 bedroom Suite overlooking the Common Courtyard with lots of Private tree cover. A popular layout with upgrades that include Ceiling fans and new light fixtures, Custom closets in main bedroom, Painted ceiling in main living space, Luxury vinyl plank flooring, Custom window blinds. The stylish kitchen boasts newer stainless steel appliances and granite countertops and raised breakfast bar overlooking the dining room, living room and small office space. The living room is a great place to relax and has a french door to 1 of 2 large balconies. This is an ideal floorplan for families or roommates. The Bedrooms are set apart for privacy; the large master suite offers an ensuite bath, while the second bedroom is bright, has access to the 2nd large and private balcony and is steps away from another full bathroom. 2 parking stalls are included ( 1 is titled, the other is assigned) and you have access to an assigned storage locker in the building. Walking distance to a variety of nearby shops & restaurants. Shows Well!

Built in 2010

## Essential Information

MLS® #                   A2246631

Price                     \$305,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 872               |
| Acres          | 0.02              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2203, 4 Kingsland Close Se  |
| Community   | Kings Heights               |
| Condo       | Courtyards of Kings Heights |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4A0J3                      |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking, Park |
| Parking Spaces | 2                                           |
| Parking        | Stall                                       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler, Natural Gas                                                                           |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 7th, 2025  
Days on Market        72  
Zoning                      R4  
HOA Fees                  85  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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