



GRASSROOTS
REALTY GROUP

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1213, 4 Kingsland Close SE
Airdrie, Alberta

MLS # A2333138



\$269,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 521
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

Welcome to this bright and well-designed apartment condo located in the desirable community of King's Heights in Airdrie. This second-floor corner unit offers approximately 860 sq ft of comfortable living space, featuring 2 bedrooms and 2 full 4-piece bathrooms, including a private ensuite off the primary bedroom. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an inviting space for everyday living and entertaining. The kitchen offers ample counter space, plenty of cabinetry, and a convenient sit-up breakfast bar. Large windows throughout the unit fill the home with natural light, while a patio door leads to the covered balcony, complete with a gas hookup for your BBQ. The thoughtfully designed floor plan places the bedrooms on opposite sides of the unit, providing added privacy, with the primary bedroom showcasing a walk-through closet. This unit also includes one titled parking stall and an assigned storage unit for added convenience. Ideally located close to schools, parks, playgrounds, shopping, restaurants, and with quick access to Highway 2 for easy north or south commuting, this property is perfect for first-time buyers, downsizers, or as a smart addition to your rental portfolio.