

# \$392,998 - 905, 2445 Kingsland Road Se, Airdrie

MLS® #A2203359

**\$392,998**

2 Bedroom, 4.00 Bathroom, 1,156 sqft  
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Welcome to your new home!

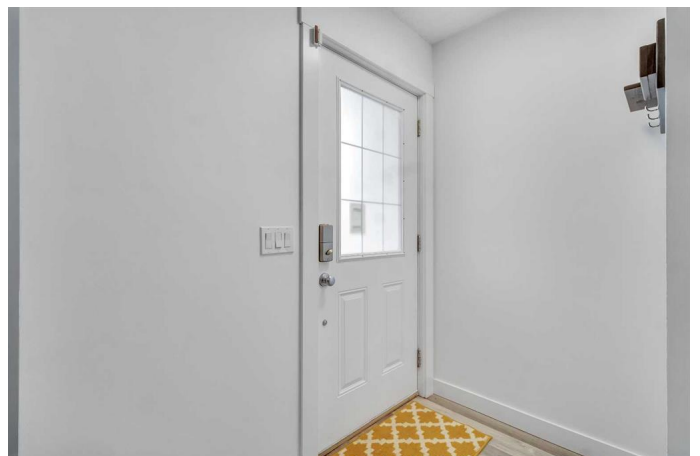
Step into this exquisite 2-storey property in Kings Heights ready to impress with its modern charm and thoughtful upgrades, offering 2 spacious bedrooms and 3.5 bathrooms. The main floor welcomes you with sleek vinyl plank flooring, a contemporary electric fireplace with a stylish tile surround, designer accent walls, LED lighting, and a well-appointed kitchen complete with stainless steel appliances and a convenient pantry.

Upstairs, each bedroom is thoughtfully designed with custom wardrobe closets, while the primary suite offers custom built-ins for an entertainment center, designer flooring, LED lighting, and pot lights. The bathrooms are equally impressive, with vessel sinks, elegant tile throughout, and a luxurious rain shower.

The fully finished basement provides a cozy rec room, custom built-in office space, and a 3-piece bathroom—perfect for an Extra bedroom, living area, or home office.

Outside, enjoy a fully fenced backyard featuring a deck and planter boxes, ideal for both relaxation and gardening. With its proximity to parks, schools, and shopping, this home truly offers the perfect combination of comfort and convenience. Welcome home!

Don't miss out; schedule your showing



today and make this beauty yours!

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203359      |
| Price          | \$392,998     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,156         |
| Acres          | 0.03          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 905, 2445 Kingsland Road Se |
| Subdivision | Kings Heights               |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4A 0B5                     |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Pantry, Recessed Lighting, Storage          |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Fireplace         | Yes                                                            |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Yard, Basketball Court |
| Lot Description   | Back Yard, Rectangular Lot                 |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 29               |
| Zoning         | R2-T             |
| HOA Fees       | 80               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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