

# \$312,900 - 1202, 4 Kingsland Close Se, Airdrie

MLS® #A2233816

**\$312,900**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Welcome to this bright and sunny home in the Courtyards of Kings Heights! This corner unit offers an abundance of natural light and a spacious layout perfect for comfortable living. The condo features brand-new carpet and fresh paint throughout, creating a clean and modern atmosphere. The spacious kitchen is a delight, complete with tile floors that extend into a large laundry room with ample storage. Additional storage options are available throughout the unit, ensuring you have plenty of space for all your belongings. One of the highlights of this condo is its large SOUTH FACING balcony, perfect for enjoying the outdoors. Facing the courtyard, you'll appreciate the peaceful views and the extra privacy that comes with being a corner unit. With two separate bedrooms and bathrooms, this layout is ideal for families or roommates seeking privacy. Additional conveniences include a parking stall right by the door and a storage unit in the basement. Located close to shopping, professional services, and with easy access to Calgary via the highway, this well-managed and quiet building offers the perfect blend of convenience and tranquility. Easy to show and a true pleasure to see, book your showing today!

Built in 2009

## Essential Information

MLS® #

A2233816



|                |                   |
|----------------|-------------------|
| Price          | \$312,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 862               |
| Acres          | 0.02              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1202, 4 Kingsland Close Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0J3                    |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Parking, Other |
| Parking Spaces | 1              |
| Parking        | Stall          |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Open Floorplan, Track Lighting                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 30th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 34  |
| Zoning         | R4  |
| HOA Fees       | 84  |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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