

# **\$375,000 - 1304, 2445 Kingsland Road Se, Airdrie**

MLS® #A2245128

**\$375,000**

3 Bedroom, 4.00 Bathroom, 1,189 sqft  
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

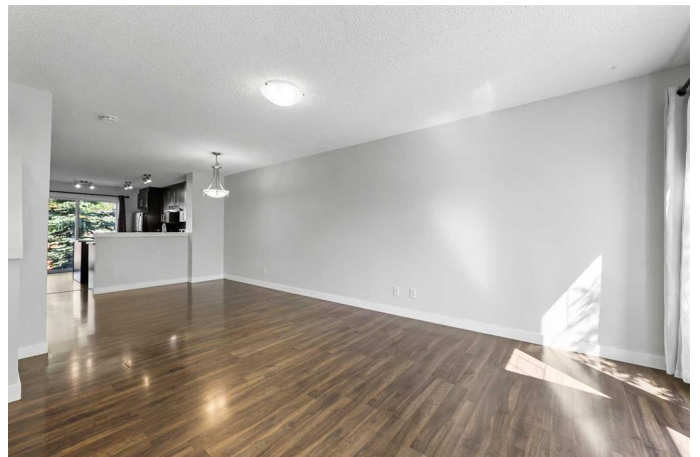
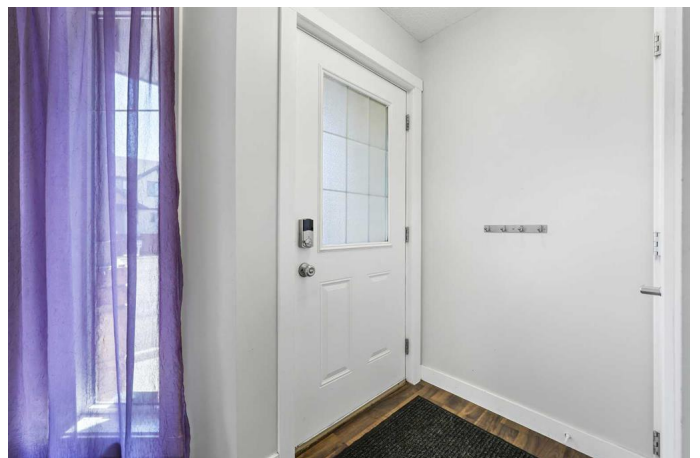
Welcome to #1304, 2445 Kingsland Road SE â€” a stylish and move-in-ready 3-bedroom townhome in Airdrieâ€™s sought-after Kingâ€™s Heights community, offering over 1,600 sq ft of developed living space plus a fully finished basement.

From the moment you arrive, the inviting front porch and charming exterior details set the tone. Step inside to an open-concept main floor filled with natural light from the large front living room windows, perfectly complementing the warm-toned flooring. The spacious living and dining area flows seamlessly into the kitchen, which features rich full height espresso cabinetry, sleek stainless steel appliances, a glossy subway tile backsplash, and a central island â€” ideal for meal prep or morning coffee.

Upstairs, youâ€™ll find two generous primary suites, each complete with its own private ensuite, offering comfort and privacy for family or guests.

The fully finished basement adds incredible flexibility, with a large rec room, third bedroom, and 3-piece bathroom â€” perfect for a teen retreat, home office, or guest space.

Step outside through the back sliding doors to your west-facing, fully fenced yard â€” complete with a concrete patio and lush grass â€” perfect for BBQs and evening relaxation.



Even better, your yard backs directly onto a playground, offering both privacy and a fun family-friendly bonus.

This home includes two parking stalls and is located in a quiet, well-maintained complex with easy access to Deerfoot Trail, Stoney Trail, transit, schools, shopping, and all the amenities that make King’s Heights such a desirable community.

Bright, functional, and thoughtfully updated – this home is ready for you to move in and enjoy. Book your showing today!

Built in 2007

**Essential Information**

MLS® #	A2245128
Price	\$375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,189
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1304, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B7

**Amenities**

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Grassroots Realty Group
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