

1502, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2174048



\$371,500

Division:	Kings Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,050 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Plug-In, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: fridge, stove, built in dishwasher, hood fan, microwave oven, washer, dryer, all window coverings, chair lift, toilet bar

Built by Avalon, a certified Built Green multi-family homebuilder in the ZEN Kings Heights, this charming townhouse has 2 primary suites, each with its own ensuite. The main floor features an open-concept living and dining area, the living space enjoys large windows, and a connected dining area and kitchen provide great entertaining space. In the kitchen, you will find a moveable center island and an eating bar. In the case of a buyer with some mobility issues, an Acorn stairlift to the second floor has been installed and a further bonus is that the washer and dryer are conveniently found on the main floor. The undeveloped basement gives the property some untapped potential with a rough in for a bath, as well as a second washer dryer hookup installed. The backyard is fully fenced with its own private gate access. The parking stall is located in the front of the unit for easy access. To top it all off, enjoy the affordable condo fees! The Zen condominium complex also features a private playground park. Close to schools, public transit, and many local amenities, and has quick access to Highway 2 and Yankee Valley Boulevard, with all that Calgary has to offer well within reach.