

3315, 4 Kingsland Close SE  
Airdrie, Alberta

MLS # A2174595



## \$319,900

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Tile Counters		

**Inclusions:** None

WELCOME TO THIS SUPER-PRICED DREAM CONDO, LOCATED IN A QUIET SE NEIGHBORHOOD OF AIRDRIE. THIS BEAUTIFUL CORNER, TOP FLOOR, 2 BDRM, 2 BATH, 9 FT CEILINGS, 2 TITLED PARKING, STORAGE AND HUGE SOUTH FACING COVERED BALCONY. You'll love this building from the minute you walk up to it and then walk inside. It's extremely well taken care of, and the hallways almost look new. The walls aren't scuffed up, the carpets are clean, the lights are modern and bright, and the hallways are wider than most. Entering in you will love the floorplan. There's a proper entrance with closet, pristine laminate flooring, and to the right is a really spacious kitchen with good quality cabinetry with moldings at the ceiling, GRANITE COUNTERS, AND A BREAKFAST BAR THAT SEATS 4. To the side is a nice dining area that goes into the Livingroom. You'll notice the huge south facing windows, and you won't need to turn on the lights if you don't wish to. Then go to your own private retreat, one of the largest balcony's (the corner units) at 91 sq ft, relax, entertain and soak up rays of sunshine. The primary bdrm has two windows, and the ensuite is a 3 piece with a large walk-in shower. There's another 4-piece bath with soaker tub and another good-sized 2nd bdrm. This condo complex is conveniently located within walking distance to Save on Foods, Shoppers Drug Mart and other amenities and services and the location provides easy access to Highway 2. You are so close to the shopping center and the highway, but far enough that's its very quiet. 1st time buyers, \$17,000 down, your payments are \$1.599 a month, amortized over 25 yrs, at 4% mortgage. Why rent, don't miss this one, it'll go quickly.