

\$389,900 - 2401, 2445 Kingsland Road Se, Airdrie

MLS® #A2251236

\$389,900

3 Bedroom, 3.00 Bathroom, 1,248 sqft
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Welcome to Zen at Kings Heights!

Step into this bright and beautifully updated 3-bedroom, 2.5-bathroom end unit offering over 1,820 sq. ft. of developed living space.

From the moment you enter, you'll notice the timeless updates including newer vinyl plank flooring, tasteful light fixtures, modern paint colors, and stylish finishes throughout, including new window coverings.

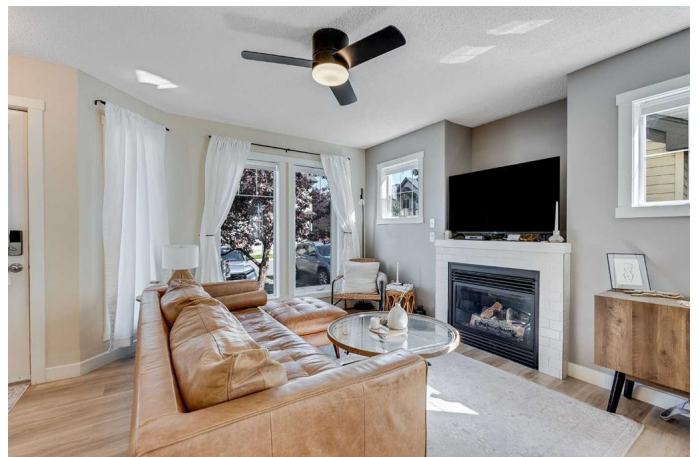
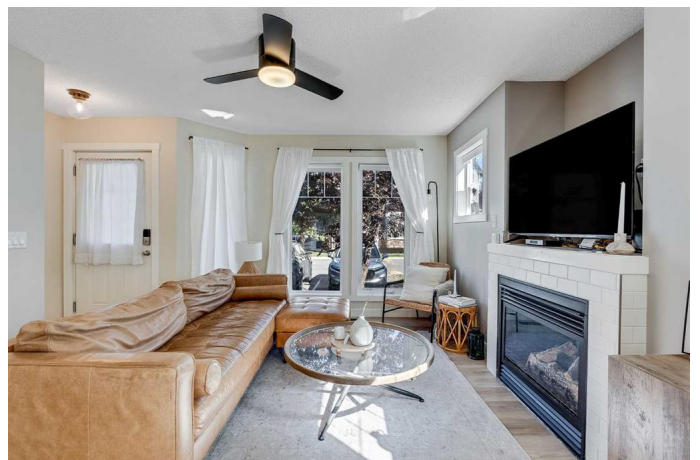
The spacious kitchen provides ample counter space for cooking and entertaining, while the open layout ensures a natural flow between living and dining areas. The kitchen boasts stainless steel appliances and a newer dishwasher. Enjoy year-round comfort with air conditioning and upgraded ceiling fans.

Upstairs, the primary bedroom stands out with custom moulding, modern tones, and plenty of storage. The fully developed basement expands your living options with a large rec room and a versatile flex space—perfect as a gym, office, playroom, or creative studio.

Step outside to your private fenced yard with a deck, ideal for summer gatherings. This home also includes two assigned parking stalls for your convenience.

Situated in the heart of Kings Heights, you'll love the proximity to schools, restaurants, grocery stores, and everyday amenities. With scenic pathways, ponds, and family-friendly parks just steps away, this well-maintained complex offers both comfort and community.

This home combines style, functionality, and



exceptional valueâ€”ready for you to move in and enjoy.

Built in 2007

Essential Information

MLS® #	A2251236
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2401, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	14
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.