

# \$296,000 - 2102, 4 Kingsland Close Se, Airdrie

MLS® #A2248790

**\$296,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Bright, Spacious & Move-In Ready in Kings Heights! Easy to show and a true pleasure to see, this stylish 2-bedroom, 2-bathroom main floor corner unit blends convenient accessibility with a bright, open-concept design that's perfect for modern living. The kitchen is a standout, featuring a smart layout, sleek quartz countertops, and timeless shaker-style cabinets that offer plenty of storage – including a generous wall pantry. Durable laminate flooring flows seamlessly through the kitchen, dining, and living areas, enhancing the spacious feel. With 9-foot ceilings and an abundance of windows, natural light fills the home, creating a warm and welcoming atmosphere. The large primary bedroom includes double closets and a private ensuite with a walk-in shower and quartz counters. The second bedroom and full bathroom are tucked away from the primary, making this layout ideal for roommates, families, or hosting overnight guests. In-suite laundry means no more hauling loads to a laundromat, while a separate storage locker keeps seasonal and extra items neatly out of sight. Step outside to the peaceful concrete patio, complete with a gas line for effortless summer barbecues. Located in the sought-after Courtyards of Kings Heights, you'll be within walking distance to a variety of shops, restaurants, coffee spots, daycare, and a gym. Kings Heights also offers beautiful walking paths, ponds, schools, and parks. Shows beautifully – book your private



showing today!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248790          |
| Price          | \$296,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 868               |
| Acres          | 0.02              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2102, 4 Kingsland Close Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0J3                    |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Ceiling Fan(s)                                             |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating           | Baseboard, Hot Water                                                                        |
| Cooling           | None                                                                                        |
| # of Stories      | 3                                                                                           |

**Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Construction      | Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 77                |
| Zoning         | R4                |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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