

# \$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.

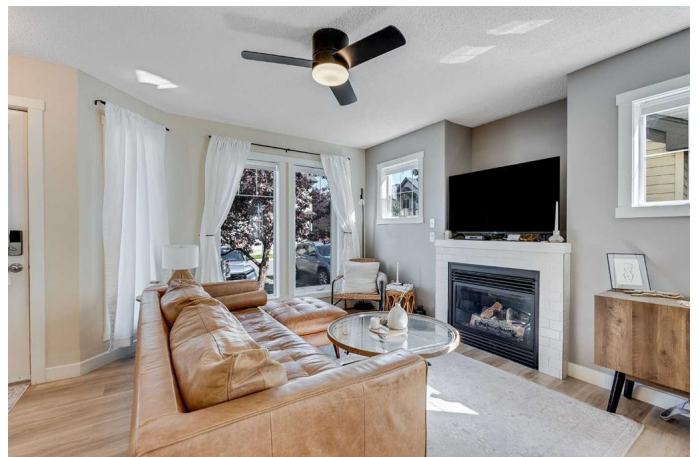
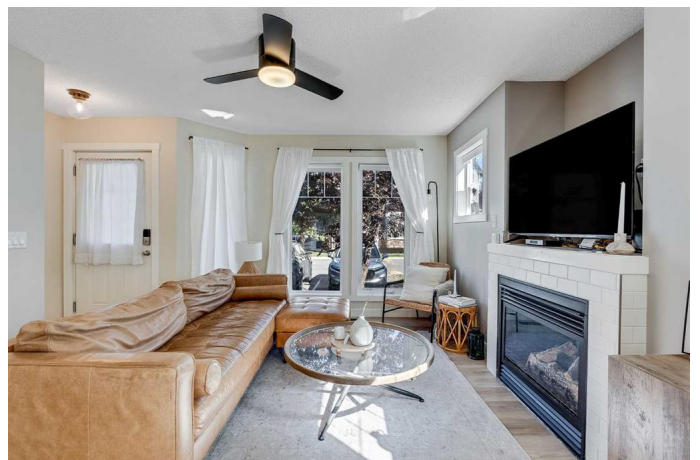
The spacious kitchen provides ample counter space for cooking and entertaining, while the open layout ensures a natural flow between living and dining areas. The kitchen boasts stainless steel appliances and a newer dishwasher. Enjoy year-round comfort with air conditioning and upgraded ceiling fans.

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 | 13                |
| Zoning         | R2-T              |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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