

# \$345,000 - 2107, 2445 Kingsland Road Se, Airdrie

MLS® #A2234578

**\$345,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Welcome to this cozy and affordable townhome in the heart of Kings Heights – a quiet, family-friendly neighborhood with everything you need just minutes away! You™ll love being close to great restaurants, shopping, schools, parks, and with Calgary and CrossIron Mills just a short drive, commuting is a breeze. Inside, you™ll find 1,150 sq ft of well-designed space, featuring 2 spacious bedrooms, each with its own ensuite making it perfect for roommates, guests, or a small family. The unfinished basement is ready for your personal touch, whether that™s a home gym, office, or extra living space. Recent updates include a newer furnace and hot water tank, so the big stuff is already taken care of.

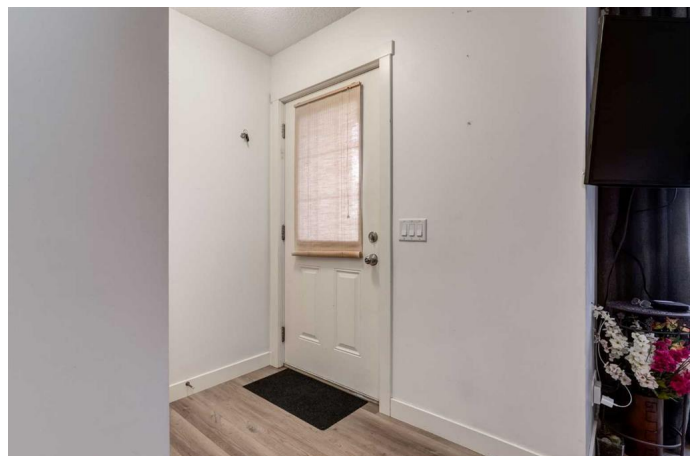
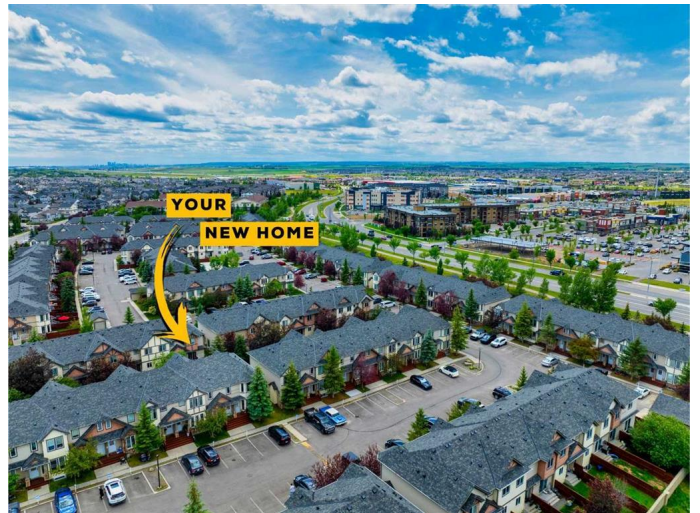
Enjoy the south facing backyard for those sunny afternoons, and take advantage of the pet-friendly, family oriented complex that includes lots of guest parking.

This home checks all the boxes for comfort, convenience, and value, come see it for yourself!

Built in 2007

## Essential Information

MLS® #	A2234578
Price	\$345,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2107, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0B9

### **Amenities**

Amenities	Snow Removal
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	July 14th, 2025
Days on Market	73
Zoning	R2-T

## **Listing Details**

Listing Office	Real Broker
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