

# \$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 | 89              |
| Zoning         | R2-T            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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