

\$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	97
Zoning	R2-T

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.