

\$304,900 - 3304, 4 Kingsland Close Se, Airdrie

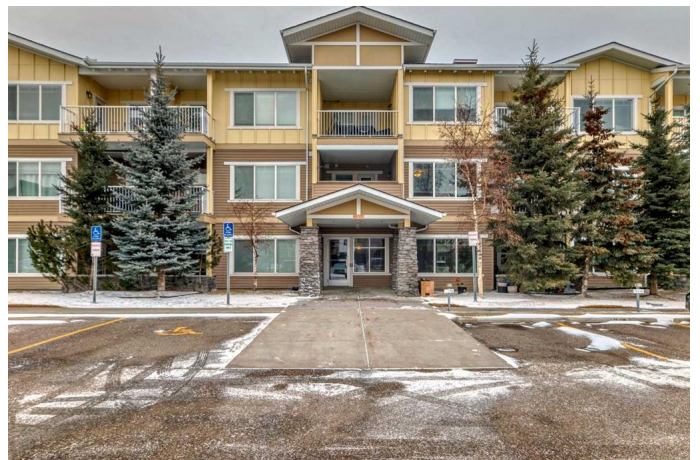
MLS® #A2186701

\$304,900

2 Bedroom, 2.00 Bathroom, 838 sqft
Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

WELCOME TO THIS SUPER-PRICED DREAM CONDO, LOCATED IN A QUIET SE NEIGHBORHOOD OF AIRDRIE. THIS IS A BEAUTIFUL TOP FLOOR, 2 BDRM, 2 BATH, 9 FT CEILINGS, 2 PARKING, STORAGE and a nice balcony overlooking greenery. You'll love this building from the minute you walk up to it and then walk inside. It's extremely well taken care of, and the hallways almost look new. The walls aren't scuffed up, the carpets are clean, the lights are modern and bright, and the hallways are wider than most. Entering in you will love the floorplan. There's a proper entrance with a closet and pristine flooring, and to the right is a really spacious kitchen with good quality cabinetry with mouldings at the ceiling, GRANITE COUNTERS, AND A BREAKFAST BAR THAT SEATS 4. SS appliances (including a newer Bosch dishwasher and Samsung fridge) To the side is a nice dining area that goes into the Livingroom. You'll notice the huge windows, and you won't need to turn on the lights if you don't wish to. Then go to your own private balcony, relax, entertain and enjoy the morning sun. The primary bdrm has two windows, and the ensuite is a 3-piece with a large walk-in shower. There's another 4-piece bath with a soaker tub and another good-sized 2nd bdrm. This condo complex is conveniently located within walking distance of Save on Foods, Shoppers Drug Mart and other amenities and services, and the location provides easy access to Highway 2. You are



so close to the shopping center and the highway, but far enough that it's very quiet. Why rent, don't miss this one; it'll go quickly. Pets allowed, 2 cats or 2 dogs, max 30 lbs.

Built in 2012

Essential Information

MLS® #	A2186701
Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.02
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	3304, 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	2
Parking	Titled, Stall

Interior

Interior Features	High Ceilings, Open Floorplan, Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	3

Exterior

Exterior Features	BBQ gas line
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	January 24th, 2025
Days on Market	49
Zoning	R4
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	One Percent Realty
----------------	--------------------

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.