

**2203, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2246631**



**\$319,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Storage, Vinyl Windows		

**Inclusions:** BBQ

TWO BED, 2 BATH, 2 PARKING STALLS, 2 BALCONIES! Fantastic Value in this Beautifully Designed 2 bedroom Suite overlooking the Common Courtyard with lots of Private tree cover. A popular layout with upgrades that include Ceiling fans and new light fixtures, Custom closets in main bedroom, Painted ceiling in main living space, Luxury vinyl plank flooring, Custom window blinds. The stylish kitchen boasts newer stainless steel appliances and granite countertops and raised breakfast bar overlooking the dining room, living room and small office space. The living room is a great place to relax and has a french door to 1 of 2 large balconies. This is an ideal floorplan for families or roommates. The Bedrooms are set apart for privacy; the large master suite offers an ensuite bath, while the second bedroom is bright, has access to the 2nd large and private balcony and is steps away from another full bathroom. 2 parking stalls are included ( 1 is titled, the other is assigned) and you have access to an assigned storage locker in the building. Walking distance to a variety of nearby shops & restaurants. Shows Well!