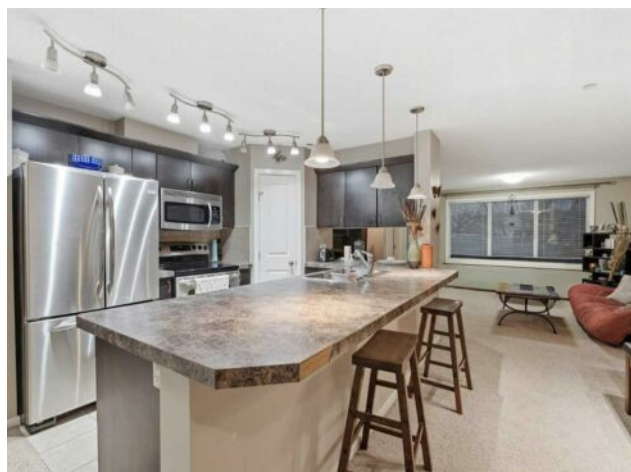


**1213, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2278661**



**\$255,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

OPEN HOUSE SATURDAY JANUARY 24TH, 12-3 PM!! Welcome to Kingsland Heights and this bright, spacious corner unit #1213 at 4 Kingsland Close SW in Airdrie. This well-designed 2 BEDROOM, 2 BATHROOM home offers over 820 sq ft of comfortable living space and features an open-concept kitchen, living, and dining area complete with a breakfast nook, modern stainless steel appliances, and ample cabinetry, all flooded with natural light from large windows. The thoughtful layout provides excellent separation between bedrooms, with the primary suite offering a walk-through closet and private ensuite, while the second bedroom and full bathroom are ideal for guests, roommates, or a home office. Enjoy the added privacy of a corner unit with a private outdoor retreat, along with the convenience of two parking stalls and underground storage. Located in the desirable Kingsland Heights complex, this home is within close proximity to schools, parks, walking paths, playgrounds, grocery stores, restaurants, coffee shops, and everyday amenities, with quick access to major roadways for easy commuting. This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a modern, low-maintenance home in a vibrant and growing community.