

\$247,500 - 1305, 4 Kingsland Close Se, Airdrie

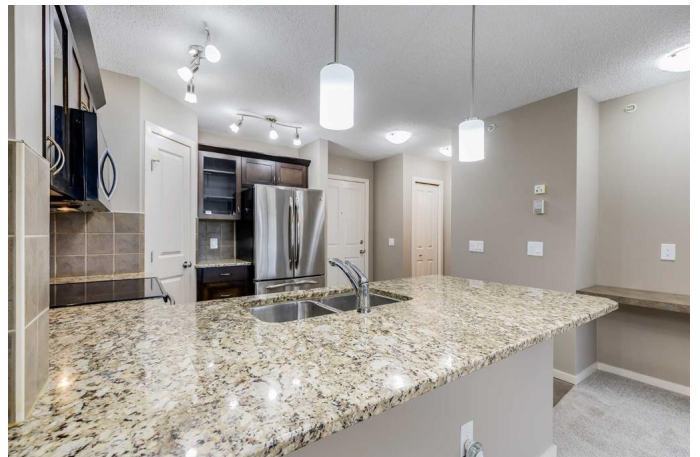
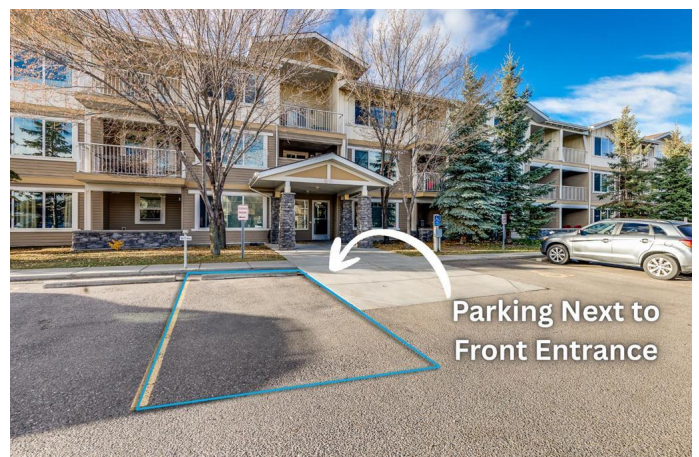
MLS® #A2267522

\$247,500

1 Bedroom, 1.00 Bathroom, 593 sqft
Residential on 0.01 Acres

Kings Heights, Airdrie, Alberta

****COZY WINTER SPECIAL IN KINGS HEIGHTS!**** Gliding into the COURTYARDS OF KINGS HEIGHTS, you immediately feel the CALM—mature trees, walking paths, and that small-community CHARM that makes this neighbourhood so SPECIAL. Step inside this TOP-FLOOR, ONE-BEDROOM HOME, and you—™ll be greeted by BRIGHT NATURAL LIGHT and a WARM, OPEN LAYOUT that feels bigger than you—™d expect. The STYLISH KITCHEN offers plenty of counter space, a breakfast bar, and sleek appliances—™perfect for quick meals or relaxed weekend entertaining. The SPACIOUS LIVING ROOM opens to your PRIVATE BALCONY, where you can enjoy a morning coffee or unwind in the evening as the sun sets. The BEDROOM is PEACEFUL and INVITING, paired with a FULL BATH featuring MODERN finishes and neutral tones. You—™ll also appreciate the IN-SUITE LAUNDRY, CONVENIENT PARKING STALL (right next to the entrance), and DEDICATED STORAGE LOCKER—™perfect for your seasonal gear. The KINGS HEIGHTS HOA offers beautiful parks, pathways, and community amenities. Close to shopping, restaurants, schools, and with quick access to Calgary—™this is the PERFECT FIT for first-time buyers, downsizers, or investors. All this can be yours for just \$12,375 down & \$1,245.52/month (O.A.C.). Book your PRIVATE SHOWING today and make this the season you come home to COMFORT AND



STYLE!

Built in 2009

Essential Information

MLS® #	A2267522
Price	\$247,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1305, 4 Kingsland Close Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0C3

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Additional Information

Date Listed	October 28th, 2025
Days on Market	3
Zoning	R4
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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