

**1308, 4 Kingsland Close SE**  
**Airdrie, Alberta**

**MLS # A2212067**



**\$359,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 495
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Storage, Vinyl Windows		

**Inclusions:** N/A

This well-cared-for 2-bedroom, 2-bathroom condo in King's Heights, offering a bright and inviting atmosphere with south-facing courtyard views. The kitchen boasts stainless steel appliances, espresso cabinetry, and a large breakfast bar. The living room opens to a private south-facing balcony with a BBQ line overlooking the courtyard. The master bedroom includes a full ensuite and walkthrough closet, and the second bedroom has its own private balcony. This unit also offers in-suite stacking washer/dryer, two assigned parking stalls.