

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

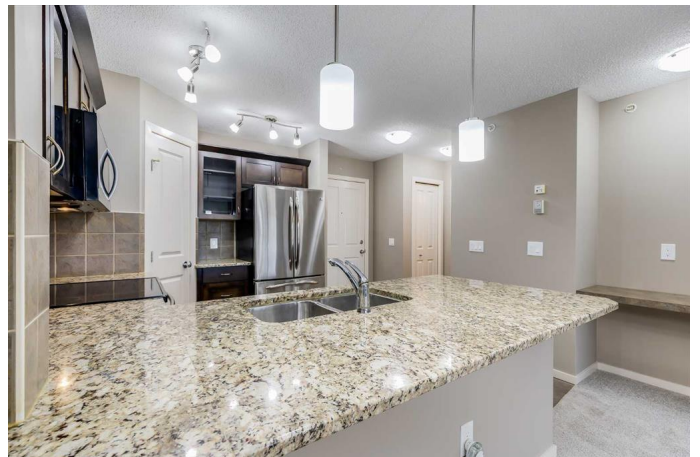
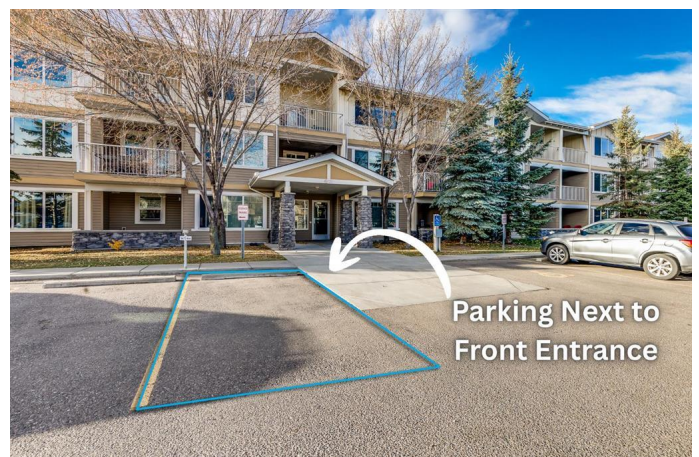
MLS® #A2267522

\$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	6
Zoning	R4
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.