

\$434,900 - 154, 2802 Kings Heights Gate Se, Airdrie

MLS® #A2199246

\$434,900

3 Bedroom, 3.00 Bathroom, 1,144 sqft
Residential on 0.00 Acres

Ravenswood, Airdrie, Alberta

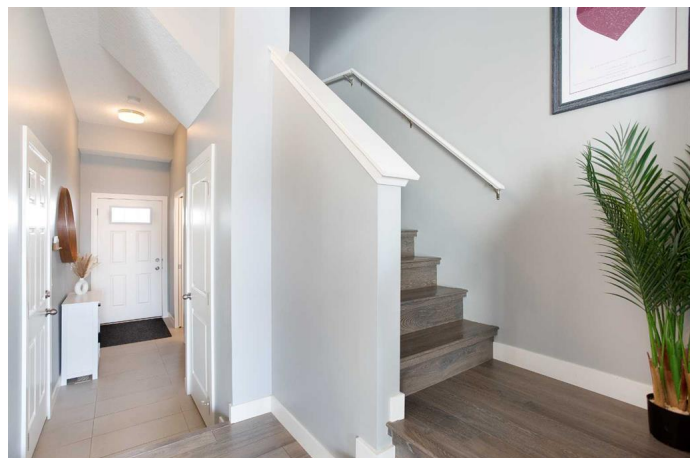
This stunning and unique 2-storey walk-out gem perfectly combines convenience and modern living. Featuring 3 spacious bedrooms, 2.5 baths, and an attached garage, this west-facing residence boasts an inviting fenced yard and a delightful balcony for outdoor relaxation. You'll appreciate the extra street parking, as well as visitor parking conveniently located right across from your unit.

What truly sets this home apart is its exceptional layout. Unlike the typical 3-storey units, you enter this beautiful space at the main level, where you'll find a seamlessly integrated foyer, kitchen, and living area—no more struggling up multiple flights with groceries or little ones in tow! A conveniently located bathroom on this level adds to the ease and practicality.

The appeal continues with a larger upper-level laundry area and a generously sized primary bedroom, complete with a walk-in closet and an ensuite bath featuring elegant granite countertops. You'll also find 2 additional good sized bedrooms, and another full bathroom.

The WALK-OUT BASEMENT providing direct access to the fenced yard is a true standout, offering a separate entrance and endless possibilities as an extra bedroom, recreation room, or your personal retreat. It's an incredible bonus that adds versatility and value!

As you step inside, you'll be greeted by



comfortable and stylish living spaces adorned with new laminate flooring (no carpet!) and freshly painted walls in the last 2 years. The chef-inspired kitchen, complete with granite countertops, sleek black appliances, and a wrap-around island with ample seatingâ€”perfect for entertaining family and friends. The spacious living and dining areas make hosting gatherings a breeze, and don't forget about the sizable west-facing balcony, ideal for barbecues.

Situated within walking distance to schools, parks, amenities, and public transit (with a bus stop just steps away), this home offers the pinnacle of modern living at an attractive condo fee of just \$348/month!

Built in 2014

Essential Information

MLS® #	A2199246
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	154, 2802 Kings Heights Gate Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4A0T3

Amenities

Amenities Visitor Parking
Parking Spaces 2
Parking Driveway, Garage Door Opener, Single Garage Attached, Guest
of Garages 1

Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Back Yard, Dog Run Fenced In, Landscaped, No Neighbours Behind
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2025
Days on Market 5
Zoning R3

Listing Details

Listing Office Real Broker

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