

# \$424,900 - 140, 2802 Kings Heights Gate Se, Airdrie

MLS® #A2213802

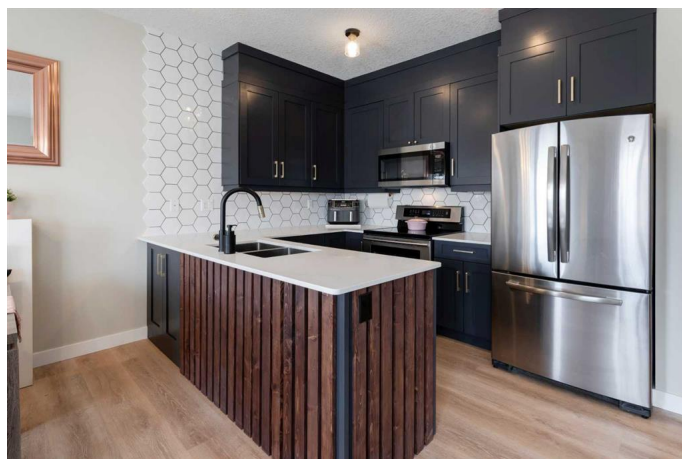
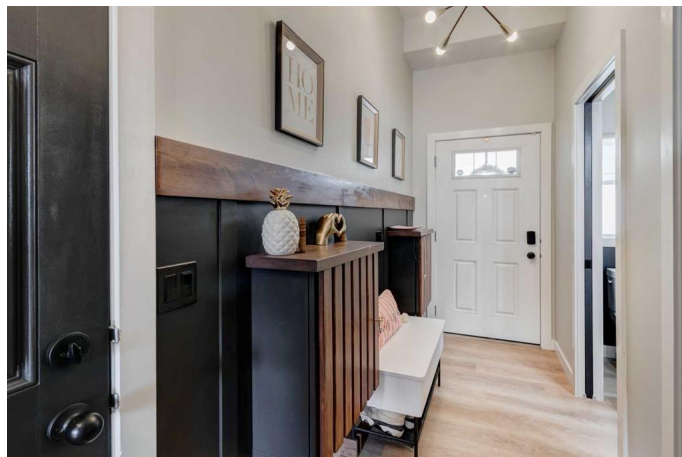
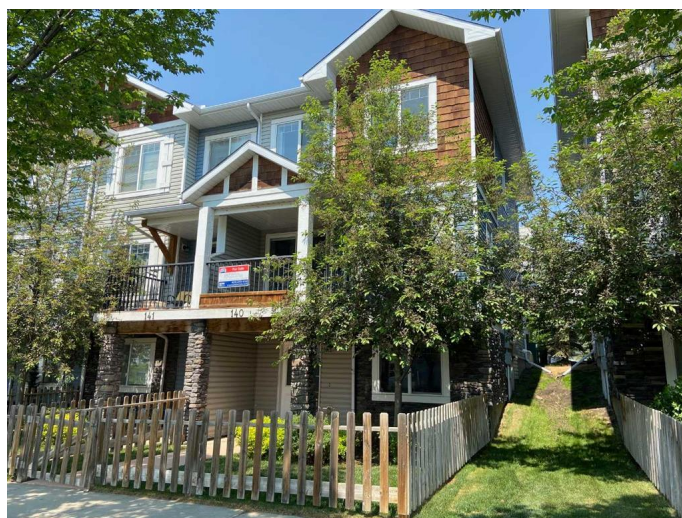
**\$424,900**

3 Bedroom, 4.00 Bathroom, 1,141 sqft

Residential on 0.04 Acres

Ravenswood, Airdrie, Alberta

Discover exceptional value in this beautifully updated townhome, offering a private south-facing fenced yard, an attached garage, a fully finished walk-out basement, and three spacious bedrooms. Several renovations since 2022 including: professionally finished basement, fully updated kitchen, powder room, and front foyer. New light fixtures throughout, new flooring throughout the main floor, electric fireplace added, and upper level was just freshly painted. Step inside to discover a bright, modern layout filled with stylish finishes including wide plank vinyl flooring, trendy lighting, and a fresh, contemporary colour palette. The sleek kitchen is a showstopper featuring quartz countertops, stainless steel appliances, funky backsplash, and plenty of storage. The open concept main floor flows effortlessly from the kitchen into the living area with electric fireplace, and dining area with access out to the sunny south-facing balcony equipped with a gas line for your BBQ. Upstairs, the primary suite is your private retreat with a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, and a spacious laundry closet with shelves complete this level. The walkout basement adds even more living space with a flex room that is perfect for an office, guest bedroom or gym, with direct access to the fenced backyard. The basement also includes the 3rd full bathroom with beautiful tiled shower, and spacious utility room with plenty of room to add storage shelving. You will love the convenience of the



attached garage and the driveway for extra parking. Outside, enjoy your private south-facing yard that is fully fenced and ready for summer hangouts, gardening, or pets. Nicely cared for, pet friendly complex with lots of visitor parking and a playground. Located in a vibrant, family friendly neighbourhood close to parks, schools, and shopping...this is low maintenance living with high impact style!

Built in 2013

### **Essential Information**

MLS® #	A2213802
Price	\$424,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,141
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	140, 2802 Kings Heights Gate Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0T3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

# of Garages 1

## Interior

Interior Features Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Walk-Out

## Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 25th, 2025

Days on Market 62

Zoning R3

## Listing Details

Listing Office RE/MAX Realty Professionals

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.