

# \$399,950 - 301, 1225 Kings Heights Way Se, Airdrie

MLS® #A2211242

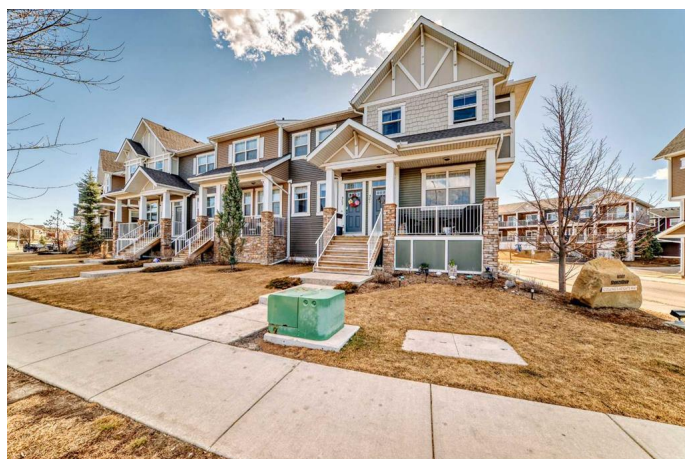
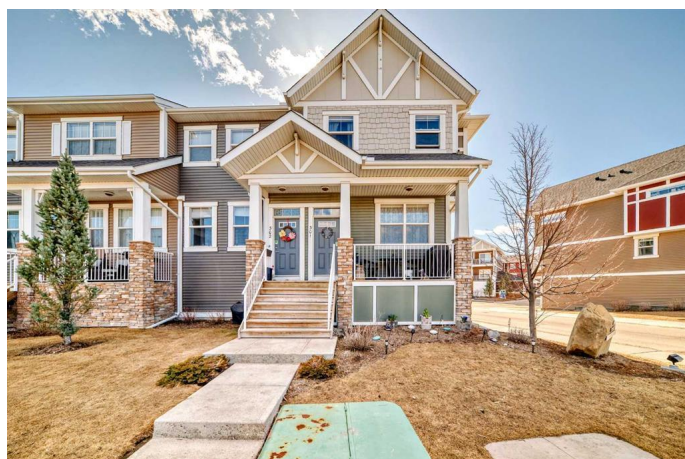
**\$399,950**

3 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.04 Acres

Kings Heights, Airdrie, Alberta

Welcome to 301, 1225 Kings Heights Way SE – a former showhome end-unit townhome in the desirable family-friendly community of Kings Heights. Offering 1,313.9 sq ft of fully developed living space, this home effortlessly blends functionality, comfort, and style. As you step inside, you're welcomed by laminate flooring, 9-foot ceilings, and an open-concept floor plan that creates an airy and inviting atmosphere. The spacious front-facing living room is flooded with natural light, perfect for relaxing or entertaining. Just off the living room is the dedicated dining area, ideal for family meals. The modern kitchen is the heart of the home and features a large quartz island with bar seating, espresso-stained cabinetry, and stainless steel appliances, making it as practical as it is stylish. Upstairs, you'll find the private primary suite, complete with a 3-piece ensuite featuring a fully tiled walk-in shower. Two additional well-sized bedrooms, a 4-piece main bathroom, and convenient upper-level stacked laundry complete the second floor, offering the perfect layout. The fully finished lower level includes a generously sized den, currently used as a bedroom, along with direct access to the oversized single attached garage, which provides extra room for storage or workspace. There's also ample street parking and visitor parking nearby, offering added convenience for guests. This well-managed complex features low condo fees and is ideally situated close to excellent amenities including Heloise Lorimer School



(Kâ€™5), Ã‰cole Francophone dâ€™Airdrie (Kâ€™12), beautiful parks, and an extensive network of walking paths. Whether you're a first-time homebuyer, growing family, or savvy investor, this move-in ready home offers unmatched value and lifestyle in one of Airdrieâ€™s most sought-after neighborhoods.

Built in 2013

### Essential Information

MLS® #	A2211242
Price	\$399,950
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	301, 1225 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0T7

### Amenities

Amenities	None
Parking Spaces	2
Parking	On Street, Oversized, Single Garage Attached, Garage Faces Rear, Permit Required
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	21
Zoning	R3
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Masters
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