

# \$405,900 - 301, 1225 Kings Heights Way Se, Airdrie

MLS® #A2211242

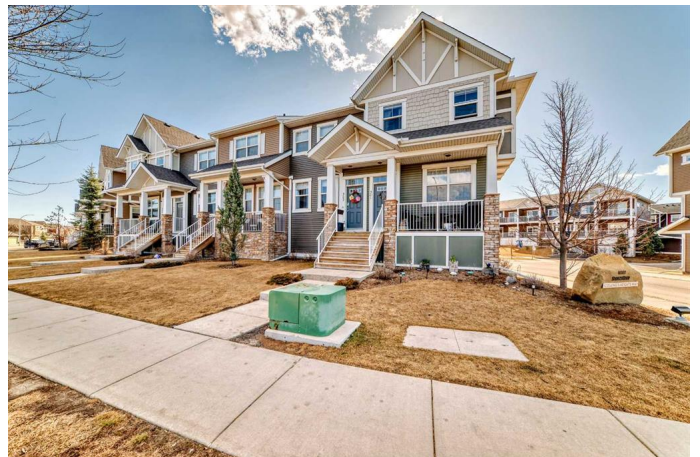
**\$405,900**

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          | \$405,900     |
| 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        | Garage Faces Rear, On Street, Oversized, Single Garage Attached, 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 | 8                |
| Zoning         | R3               |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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