

\$379,900 - 101, 1225 Kings Heights Way Se, Airdrie

MLS® #A2263294

\$379,900

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Immaculate END UNIT townhouse in the most DESIRABLE location of the complex! This stunning home offers a 30-foot-plus TANDEM GARAGE with sleek EPOXY flooring, giving you ample space for vehicles, storage, or a workshop area. Step inside to find FRESH PAINT throughout, durable and LAMINATE flooring spanning the space, NEW BLINDS & HOT WATER TANK in this well-cared-for property, you don't need to lift a finger! The main floor is designed for entertaining and everyday living, featuring an OPEN CONCEPT layout with a spacious living room, dining area, and a stylish kitchen with QUARTZ countertops, TIMELESS tile backsplash, sleek STAINLESS STEEL appliances and a CENTRAL ISLAND perfect for additional seating and food prep. A convenient powder room and EAST and WEST window exposure flood the home with NATURAL LIGHT, making the space feel airy and inviting. Upstairs, you'll find two generous bedrooms perfect for guests, roommates or a home office, a full four-piece bathroom, an upstairs laundry, and a SPACIOUS primary suite with its own en-suite bathroom, which is your perfect private retreat. As a STREETSIDE end unit, this home offers plenty of guest parking and enhanced PRIVACY. Located in Kings Heights, you're just minutes from shopping, pathways, schools, and have quick access to 40th Avenue for easy commuting in and out of the city. This is the perfect opportunity for first-time home buyers or investors to step into



a meticulously maintained, MOVE-IN-READY home that truly stands out.Â

Built in 2013

Essential Information

MLS® #	A2263294
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	101, 1225 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E8

Amenities

Amenities	Gazebo, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	2
Zoning	R3
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT 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.