

# \$434,900 - 140, 2802 Kings Heights Gate Se, Airdrie

MLS® #A2213802

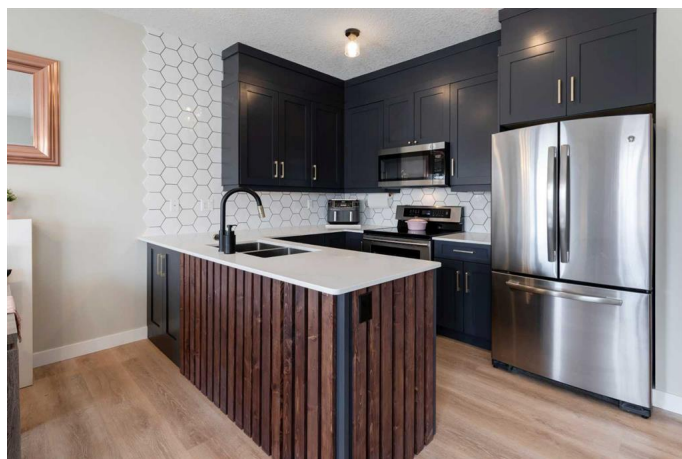
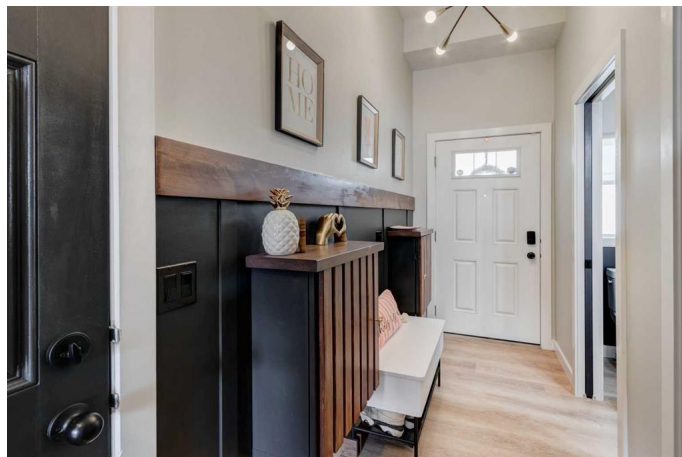
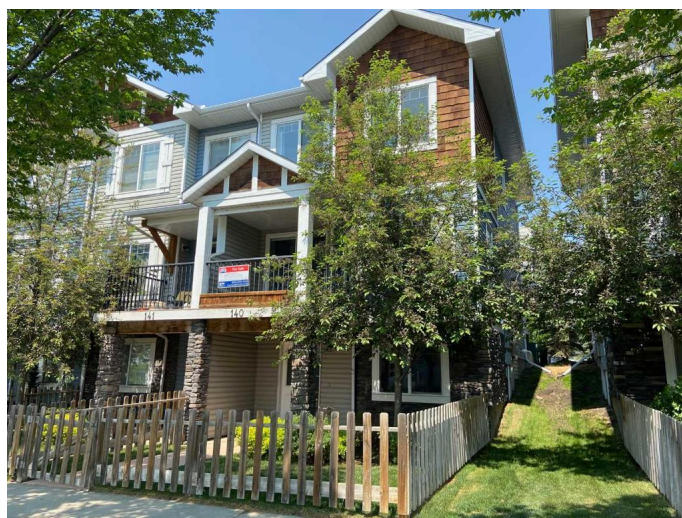
**\$434,900**

3 Bedroom, 4.00 Bathroom, 1,141 sqft

Residential on 0.04 Acres

Ravenswood, Airdrie, Alberta

Urban style meets everyday comfort in this beautifully renovated 3-bedroom, 3.5-bathroom end unit townhouse, complete with a single attached garage, fully finished walkout basement, and a south-facing fenced yard. Several renovations since 2022 including: professionally finished basement, plus fully updated kitchen, powder room, and front foyer. New light fixtures throughout, electric fireplace added, upper level was just freshly painted, and new microwave hood fan. 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 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 complex with lots of visitor parking and additional street parking. 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          | \$434,900     |
| 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 52

Zoning R3

## Listing Details

Listing Office RE/MAX Realty Professionals

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