

# \$525,000 - 11 Kings Heights Drive Se, Airdrie

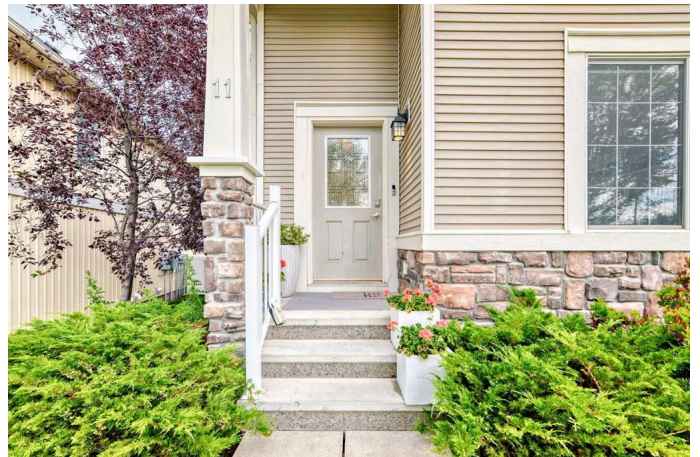
MLS® #A2245626

**\$525,000**

4 Bedroom, 4.00 Bathroom, 1,491 sqft  
Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to 11 Kings Heights Drive, a beautifully maintained and thoughtfully upgraded end-unit townhouse nestled in one of the best locations in the highly sought-after community of King's Heights. Perfect for families with young children, this home is ideally positioned just steps away from two schools—Heloise Lorimer (K-6) and École francophone d'Airdrie—so close you can watch them walk safely from your front step. Enjoy the sunny south-facing front yard framed by charming curb appeal. As you enter the home, you're greeted by rich hardwood floors, custom wallpaper accents, and a bright, open layout that flows seamlessly from room to room. The sun-filled living room sits at the front of the home, creating a warm and inviting space for relaxing. The heart of the home—the kitchen—features white cabinetry, granite countertops, stainless steel appliances including a gas stove, a corner pantry, and a central island perfect for prepping meals or gathering with family and friends. Adjacent to the kitchen is a large dining area with custom built-in bench seating, ideal for hosting dinners or casual get-togethers. From here, step outside onto your private upper balcony, perfect for morning coffee or evening cocktails. A built-in desk nook provides the perfect space for a home office or homework station, while a 2pc powder room completes this main level. Upstairs, the primary suite is spacious and offers a peaceful retreat with a 4pc ensuite bathroom and walk



in closet. Two additional bedrooms are generously sized and share another full 4pc bathroom. Brand new carpet throughout the upper level adds comfort and freshness. The professionally developed walkout basement adds incredible value and versatility, offering a second living space complete with a modern electric fireplace and stylish feature wallâ€”perfect for movie nights or relaxing evenings. A office/desk area provides a quiet and functional workspace, while the fourth bedroom is generously sized and includes its own walk-in closetâ€”an ideal retreat for teens, guests, or extended family. A well-appointed 4pc bathroom enhances comfort and privacy on this level, and the conveniently located laundry area adds to the home's overall functionality. Outside, the low-maintenance yard is fully enclosed with durable vinyl fencing, and a double detached garage with paved alley access ensures plenty of parking and storage. All of this is offered with low condo fees of just \$285/month, making this home both practical and affordable. With its unbeatable location, functional layout, and stylish upgrades, 11 Kings Heights Drive is the perfect blend of comfort, convenience, and community. Donâ€™t miss your opportunity to call this beautiful property homeâ€”book your showing today!

Built in 2009

### **Essential Information**

MLS® #	A2245626
Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,491
Acres	0.08

Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 Kings Heights Drive Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 4th, 2025
Days on Market	3
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Masters
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