

# \$399,995 - 165, 2802 Kings Heights Gate Se, Airdrie

MLS® #A2225177

**\$399,995**

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.03 Acres

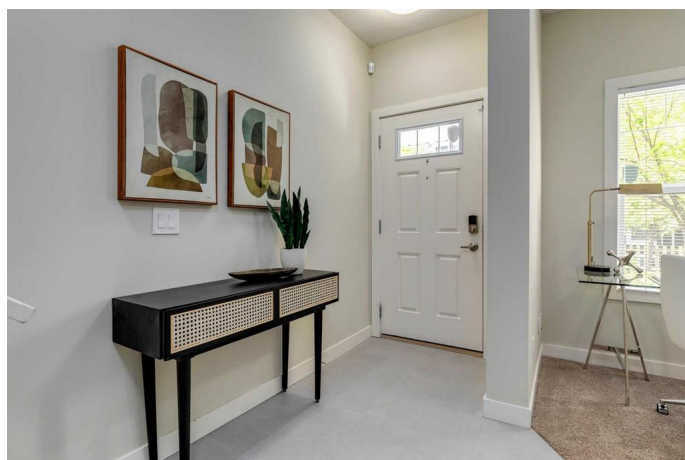
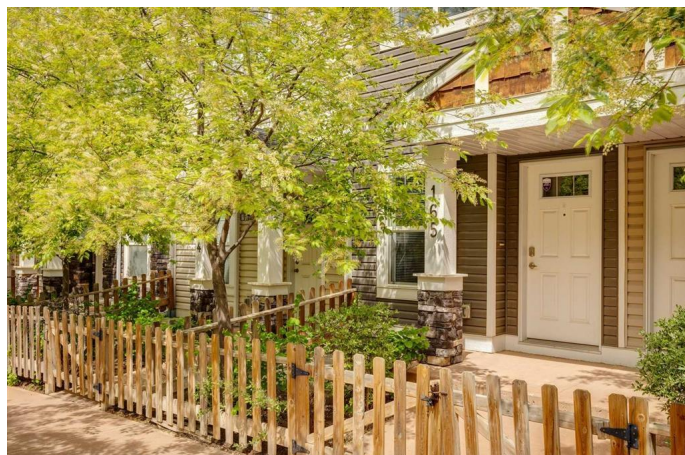
Ravenswood, Airdrie, Alberta

This beautifully maintained three-bedroom townhome offers over 1,200 sq ft of thoughtfully designed living space in one of Airdrie's most family-friendly neighborhood's. With several top-rated schools just steps away, it's the perfect place to plant roots and watch your family grow.

Inside, you'll find a bright and welcoming layout designed for everyday living. The main floor features carpet and new tile floors, a versatile den that's perfect for a home office, playroom, or cozy reading nook. A convenient powder room and an attached single-car garage with plenty of storage and a private home entrance add to the functionality. There's also an additional parking space in the driveway, and visitor parking located a few steps away.

Upstairs, the open-concept kitchen, dining, and living areas are filled with natural light, creating a warm, connected space for gathering with family or entertaining friends. Step outside onto your private balcony to enjoy your morning coffee or summer BBQs in the sunshine.

The spacious primary bedroom easily fits a king-sized bed and features two generous his-and-hers closets. Two additional bedrooms offer large windows and great closet space. A well-kept three-piece bathroom with updated



tile flooring and a conveniently located stacked laundry complete the upper level.

Located just minutes away from schools, parks, and amenities this home is ideal for families seeking both comfort and community.

Built in 2014

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2225177      |
| Price          | \$399,995     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,270         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 165, 2802 Kings Heights Gate Se |
| Subdivision | Ravenswood                      |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4A0T3                          |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 42             |
| Zoning         | R3             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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