

\$649,900 - 169 Kingsbury Close Se, Airdrie

MLS® #A2232534

\$649,900

3 Bedroom, 3.00 Bathroom, 1,807 sqft
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

OPEN HOUSE SUNDAY JULY 13, 1-3 pm.
EVERYONE WELCOME! Discover this beautifully maintained and upgraded 1,800 sq ft family home with walkout basement, tucked away on a quiet street in the desirable community of Kings Heights. Just steps from two schools and the scenic Kings Heights Park, this home is the perfect mix of charm, function, and everyday comfort.

Inside, youâ€™ll be greeted by a sun-filled, open-concept main floor with rich hardwood floors, and a fresh coat of paint (2021) that gives the space a crisp, updated feel. The modern white kitchen shines with full-height cabinets, gleaming granite countertops, huge island with breakfast bar, a walk-in pantry, and a spacious eating nook that flows effortlessly into the cozy family room with a gas fireplaceâ€”perfect for relaxed evenings or entertaining friends. The bright sliding doors take you from the kitchen nook to the balcony to enjoy a summer BBQ.

Upstairs features three generous bedrooms, including a large primary suite that feels like a retreat, complete with a 5-piece ensuite boasting dual sinks, a soaker tub, and a separate shower. Walk though to the huge walk-in closet that then leads though to the convenient upper floor laundry.

The walkout basement is full of potentialâ€”bright with oversized windows and



loads of space, it's ready for your personal touch, whether that's a recreation space, home office, or future income potential.

Additional perks include air conditioning, instant hot water, and thoughtful upgrades that make everyday living easy.

With shopping, schools, parks, and amenities all within walking distance—and more just minutes away throughout Airdrie—this home truly offers location, lifestyle, and lasting value.

Don't wait—schedule your private showing today and come see why Kings Heights is the perfect place to call home!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232534 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,807 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 169 Kingsbury Close Se |
| Subdivision | Kings Heights |
| City | Airdrie |
| County | Airdrie |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4A 0R4 |

Amenities

| | |
|----------------|---|
| Amenities | Park |
| Utilities | Natural Gas Connected |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating | Natural Gas, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Stone |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 24 |
| Zoning | R1-U |
| HOA Fees | 84 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.