

# \$389,900 - 301, 1225 Kings Heights Way Se, Airdrie

MLS® #A2225424

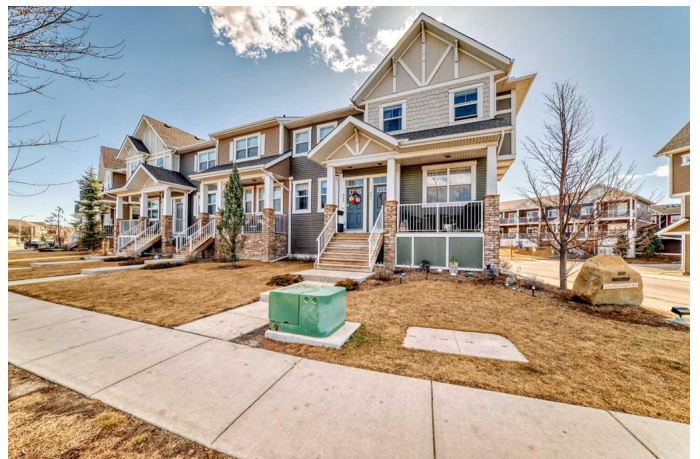
## \$389,900

3 Bedroom, 3.00 Bathroom, 1,165 sqft

Residential on 0.04 Acres

Kings Heights, Airdrie, Alberta

Welcome to 301, 1225 Kings Heights Way SE – a former showhome end-unit townhome in the desirable family-friendly community of Kings Heights. Offering 1,313.9 sq ft of fully developed living space, this home effortlessly blends functionality, comfort, and style. As you step inside, you're welcomed by laminate flooring, 9-foot ceilings, and an open-concept floor plan that creates an airy and inviting atmosphere. The spacious front-facing living room is flooded with natural light, perfect for relaxing or entertaining. Just off the living room is the dedicated dining area, ideal for family meals. The modern kitchen is the heart of the home and features a large quartz island with bar seating, espresso-stained cabinetry, and stainless steel appliances, making it as practical as it is stylish. Headed upstairs, you'll find brand new plush carpets (May 30). The private primary suite is complete with a 3-piece ensuite featuring a fully tiled walk-in shower. Two additional well-sized bedrooms, a 4-piece main bathroom, and convenient upper-level stacked laundry complete the second floor, offering the perfect layout. The fully finished lower level includes a generously sized den, currently used as a bedroom, along with direct access to the oversized single attached garage, which provides extra room for storage or workspace. There's also ample street parking and visitor parking nearby, offering added convenience for guests. This well-managed complex features low condo fees and is ideally situated close to excellent





amenities including Heloise Lorimer School (K-5), École Francophone d'Airdrie (K-12), beautiful parks, and an extensive network of walking paths. Whether you're a first-time homebuyer, growing family, or savvy investor, this move-in ready home offers unmatched value and lifestyle in one of Airdrie's most sought-after neighborhoods.

Built in 2013

**Essential Information**

MLS® #	A2225424
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	301, 1225 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0T7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	On Street, Oversized, Single Garage Attached, Garage Faces Rear, Permit Required



# of Garages 1

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Pantry  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Courtyard  
Lot Description Front Yard, Low Maintenance Landscape, Street Lighting  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 30th, 2025  
Days on Market 8  
Zoning R3  
HOA Fees 84  
HOA Fees Freq. ANN

### Listing Details

Listing Office Century 21 Masters

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.