

# \$459,900 - 1109, 10 Market Boulevard Se, Airdrie

MLS® #A2230443

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.03 Acres

Kings Heights, Airdrie, Alberta

Welcome to The Chateaux! Airdrie's premier 40+ condo building in the wonderful community of Kings Heights. This complex offers sophistication, pride of ownership, and unbeatable proximity to all essential amenities. Entering the apartment, you're greeted by an abundance of natural light from the southeast-facing balcony and large windows enhanced by its CORNER unit location. This unit is uniquely special, with direct access from your balcony to the green space and courtyard out back. It's perfect for spending time with family, catching up with neighbours, enjoying your morning coffee or evening drinks. You™ll enjoy the best of both worlds™ your own private front entry with easy access to the landscaped lawn, almost like having your own backyard. A fence around the balcony adds privacy, ideal for pet owners. Step into the upgraded kitchen with stunning stainless steel appliances, including a new refrigerator and high-end induction microwave, granite countertops, large under mount sink, new garburator, and stylish tile backsplash. The oversized island offers plenty of space for entertaining. You™ll also appreciate the ample cabinet storage and a custom built-in pantry with pull-out drawers. Additional highlights include new modern light fixtures, AIR CONDITIONING, new luxury vinyl plank floors, custom remote-controlled blackout blinds behind daylight blinds for year-round comfort and privacy and a retractable screen door to enjoy summer breezes. The primary



bedroom is a true retreat, featuring a large window, a walk-through closet with built-in shelving and a luxurious ensuite with a walk-in shower and second vanity that is ideal for getting ready in the mornings. The second bedroom is spacious as well, with two closets and access to the main four-piece bathroom. The in-unit laundry is conveniently located in its own closet with custom built-in shelving and storage. A versatile den provides extra space for a home office, workout area, or flex space. Enjoy the convenience of a titled underground stall located right by the stairs, just steps from the elevator. Plus, there's ample outdoor visitor parking for your guests. Rarely offered, this unit includes two storage lockers, one in the underground parkade near your stall and another on the floor above your unit. The Chateaux features a beautifully landscaped courtyard with a gas fireplace and an amenity room available for private bookings where residents gather to host regular happy hours. There's also a secure underground workshop for those who enjoy woodworking. Located in Kings Heights, you're within walking distance to Save-On-Foods, Shoppers Drug Mart, banks, salons, restaurants, and more—covering all your grocery, shopping, and healthcare needs. This building is truly designed for mature ownership, peaceful living, and a vibrant social community. Book your showing today!

Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2230443  |
| Price          | \$459,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,166     |

|            |                   |
|------------|-------------------|
| Acres      | 0.03              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1109, 10 Market Boulevard Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A 0W8                      |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Parking, Party Room, Picnic Area, Trash, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Parkade, Titled, Underground                             |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bidet |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                 |
| Heating           | In Floor                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                   |
| # of Stories      | 4                                                                                                                                                             |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Covered Courtyard |
| Roof              | Membrane, Metal                                     |
| Construction      | Brick, Wood Frame                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 3               |
| Zoning         | M2              |

**Listing Details**

Listing Office                RE/MAX First

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