

# \$415,000 - 140, 2802 Kings Heights Gate Se, Airdrie

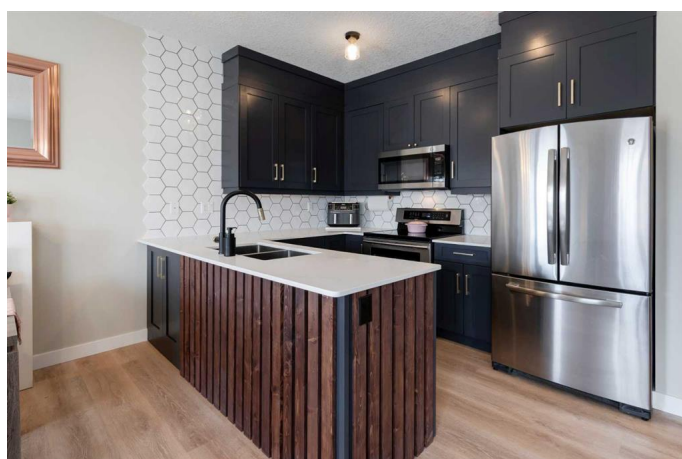
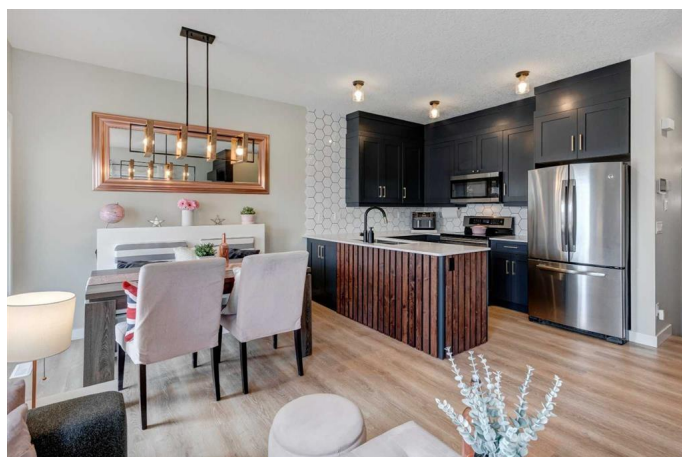
MLS® #A2240340

**\$415,000**

3 Bedroom, 4.00 Bathroom, 1,141 sqft  
Residential on 0.04 Acres

Ravenswood, Airdrie, Alberta

Discover exceptional value in this beautifully renovated townhome, offering a private south-facing fenced yard, an attached garage, a fully finished walk-out basement, and 3 spacious bedrooms. With 1,500 sq ft of developed living space across three levels, this home is ideal for both families and individuals. Several renovations since 2022 including: professionally finished basement, fully updated kitchen, powder room, and front foyer. New light fixtures throughout, new flooring throughout the main floor, and electric fireplace added. Step inside to discover a bright, modern layout filled with stylish finishes including wide plank vinyl flooring, trendy lighting, and a fresh, contemporary colour palette. The sleek kitchen is a showstopper featuring quartz countertops, stainless steel appliances, funky backsplash, and plenty of storage. The open concept main floor flows effortlessly from the kitchen into the living area with electric fireplace, and dining area with access out to the sunny south-facing balcony equipped with a gas line for your BBQ. Upstairs, the primary suite serves as your private retreat with a walk-in closet and ensuite, while two additional bedrooms, a full bathroom, and a spacious laundry closet with shelving complete the level. The walkout basement adds even more living space with a flex room that is perfect for an office, guest bedroom or gym, with direct access to the fenced backyard. The basement also includes the 3rd full bathroom with tiled shower, and



spacious utility room with plenty of room to add storage shelving. You will love the convenience of the attached garage and the driveway for extra parking. Outside, enjoy your private south-facing yard that is fully fenced and ready for summer hangouts, gardening, or pets. Nicely cared for, pet friendly complex with lots of visitor parking and a playground. Located in a vibrant, family friendly neighbourhood across the street from two schools, and minutes from shopping and other amenities ... this is low maintenance living with high impact style!

Built in 2013

### **Essential Information**

MLS® #	A2240340
Price	\$415,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,141
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	140, 2802 Kings Heights Gate Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0T3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 21st, 2025
Days on Market	2
Zoning	R3

### Listing Details

Listing Office	RE/MAX Realty Professionals
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