

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

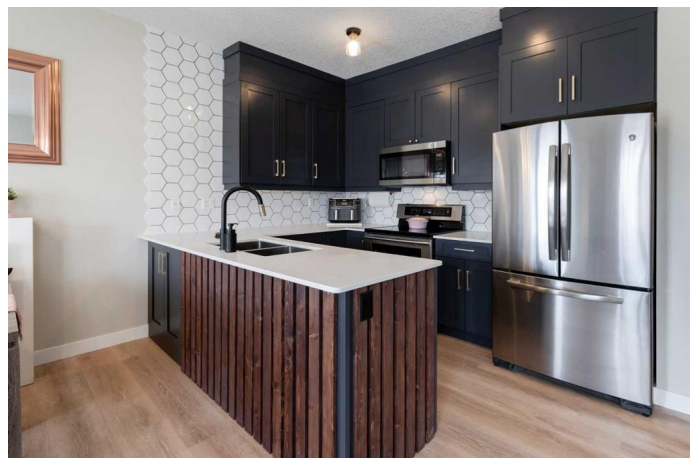
MLS® #A2240340

**\$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 | 17              |
| Zoning         | R3              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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