\$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.

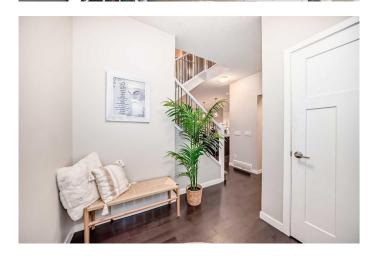
Inside, you'II be greeted by a sun-filled, open-concept main floor with rich hardwood floors, and a fresh coat of paint (2021) that gives the space a crisp, updated feel. The modern white kitchen shines with full-height cabinets, gleaming granite countertops, huge island with breakfast bar, a walk-in 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 distanceâ€"and more just minutes away throughout Airdrieâ€"this home truly offers location, lifestyle, and lasting value.

Don't waitâ€"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 High Efficiency, Natural Gas

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 26
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.