

\$664,900 - 1346 Kings Heights Way Se, Airdrie

MLS® #A2260600

\$664,900

3 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Step inside and youâ€™ll immediately notice the brand-new luxury vinyl plank flooring throughout the entire home, including the stairs â€“ giving the space a fresh, modern feel. The open layout flows beautifully, offering both comfort and functionality for everyday living. Upstairs, youâ€™ll find generous-sized bedrooms, a bright family bonus room, and the convenience of an upper-level laundry room.

This home sits on a perfectly placed lot â€“ with no neighbours in front or behind you! Instead, enjoy peaceful views and a beautiful backyard that backs onto a walking path, perfect for evening strolls with the kids.

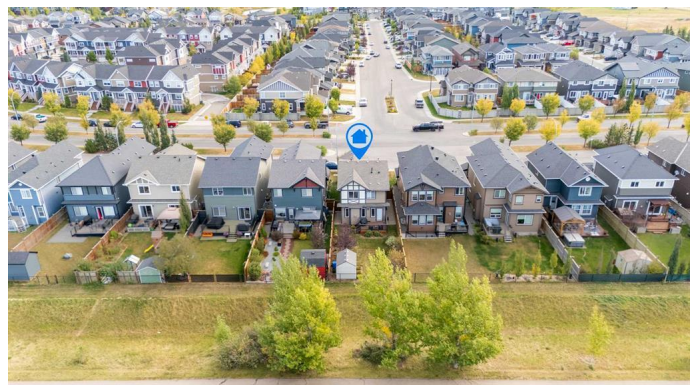
The unspoiled basement is ready for your ideas with rough-ins, and a 2 large windows that could make way for another bedroom or 2 â€“ ideal for multigenerational living or growing families.

Kings Heights is one of Airdrieâ€™s most sought-after communities with quick access to HWY 2 via the new 40th Avenue Interchange, plus nearby schools, shops, and restaurants.

This home is updated, inviting, and ready to welcome you. Book your showing today â€“ you wonâ€™t want to miss it!

Built in 2014

Essential Information



MLS® #	A2260600
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,727
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1346 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0R9

Amenities

Amenities	Other, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, On Street
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	20
Zoning	R1-U
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.