

# \$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 SATURDAY JULY 26, 3-5 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, youâ€™ll 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 distance—and more just minutes away throughout Airdrie—this home truly offers location, lifestyle, and lasting value.

Don't wait—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, Garage Door Opener, Front Drive |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Separate Entrance, Tankless Hot Water |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater                         |
| 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 | 47              |
| Zoning         | R1-U            |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office                      Real Broker

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