

# \$389,900 - 2105, 10 Market Boulevard Se, Airdrie

MLS® #A2256341

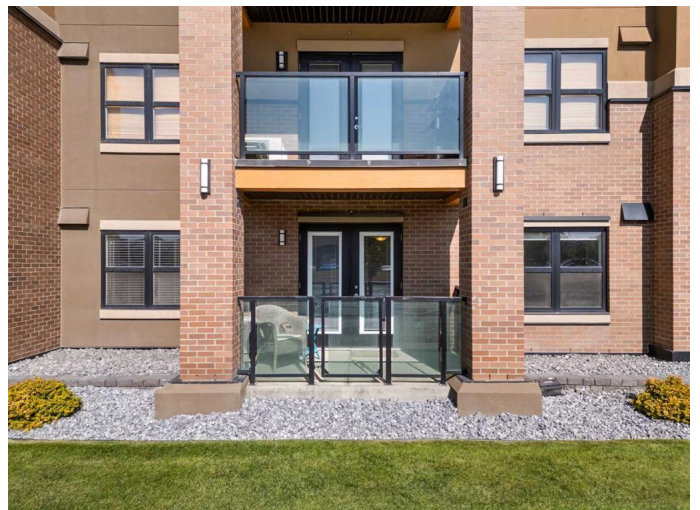
**\$389,900**

2 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Welcome to The Chateaux! Airdrie's premier 40+ condo building in the wonderful community of Kings Heights. This complex offers sophistication, pride of ownership, and unbeatable proximity to all amenities. Upon entering this unit, you'll be impressed by the abundance of natural light, enhanced by its south-facing exposure. You're greeted by beautiful tile flooring that leads into a welcoming front entrance, where you'll find a spacious coat closet with built-in shelves, perfect for storing coats, keys and shoes. To your right is the kitchen, you will love not only the generous counter space but also the ample cabinetry this layout offers. The kitchen features granite countertops, a large sink, a lazy Susan in the corner cabinet, a garburator and a counter overhang for bar stool seating, ideal for casual meals. Stainless steel appliances and a well-appointed pantry with pull-out drawers complete this thoughtfully designed space. Moving into the living room, enjoy a spacious layout complemented by a beautiful custom California Closets media centre that is perfect for your TV, artwork and storage needs. Stay cool in the summer with a wall-mounted A/C unit. Your southwest-facing balcony offers year-round afternoon sun, making it the perfect place to enjoy your morning coffee, tea or an evening drink. This balcony was upgraded at the time of construction with glass panels and a gate, offering convenient direct access to the landscaped common areas, especially great



for pet owners. The primary bedroom is a dream, with a large south-facing window and a spacious walk-through closet that leads into your ensuite bathroom. The ensuite features a walk-in shower with a built-in seat and elegant glass doors. The second bedroom is impressively sized and bright with custom built-in California Closet organizers that provide exceptional storage and organization. A second full bathroom is located just outside this room, complete with a beautiful vanity and a large bathtub. In-suite laundry is neatly tucked into a dedicated closet with room for storage and laundry supplies. This apartment also features a versatile den to the left of the front door that is ideal for a home office, additional storage or exercise space. For parking, enjoy the convenience of a titled underground stall located just steps from the elevator. In front of your stall, youâ€™ll find a large, secure storage locker. Plus, thereâ€™s ample outdoor visitor parking for your guests. The Chateaux features a beautifully landscaped courtyard with a gas fireplace, and an amenity room available for private bookings where residents regularly gather here for social events and happy hours. There's also a secure underground workshop for woodworking enthusiasts. Located in Kings Heights, youâ€™re within walking distance to Save-On-Food, Shoppers Drug Mart, banks, salons, restaurants and more meeting all your grocery, shopping, and healthcare needs. This building is truly designed for mature ownership & a vibrant, social community.

Built in 2018

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2256341  |
| Price    | \$389,900 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 829               |
| Acres          | 0.02              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2105, 10 Market Boulevard Se |
| Subdivision | Kings Heights                |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4A 0W8                      |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Gazebo, Parking, Recreation Room, Secured Parking, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                   |
| Parking        | Stall, Titled, Underground                                                          |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Garburator |
| Heating           | In Floor                                                                                                                |
| Cooling           | Wall Unit(s)                                                                                                            |
| # of Stories      | 4                                                                                                                       |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Covered Courtyard, Private Entrance, Balcony, Uncovered Courtyard |
| Roof              | Membrane, Metal                                                              |
| Construction      | Wood Frame                                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 49                   |
| Zoning         | M2                   |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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