



**GRASSROOTS**  
REALTY GROUP

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**4315, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2223254**



**\$254,999**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Microwave, Window Coverings

DEALS NOW AVAILABLE! PRICE REDUCED to \$254,999 .. your dream Condo awaits! Welcome to this charming, well-designed, trendy unit in the Creekside Crossing complex. A spacious entryway leads into a functional open-concept kitchen with stunning granite countertops, full-height cabinetry, a stylish tile backsplash, and ample storage/pantry. There is also a sit-up breakfast bar and a room for a dining table, if desired—perfect for casual dining or entertaining guests. The spacious living room with expansive windows allows sunny natural light to brighten the interior, provides direct access to your private covered balcony - a great spot to relax and enjoy the fresh air and afternoon sun. Down the hall, a two generously sized bedrooms with closets; the primary bedroom features a walk-through closet to a well-appointed bathroom with an ideal four-piece bath unit. There is a dedicated in-suite stacked laundry unit for added convenience. It is well-maintained and freshly painted throughout, and this home is a blend of comfort, convenience, and affordability in an ideal living space. With a titled, heated underground parking stall just mere steps from the elevator, for added security and convenience. Several above-ground visitor parking spaces are readily available for guests and visitors. The Condo fees include heat and water, making budgeting simple. This is a well-managed building with excellent upkeep, offering an easy, low-maintenance lifestyle in an excellent location, is centrally situated with easy access to amenities, including the nearby shops, restaurants, grocery stores, services, parks, playgrounds, public transit, and more. Easy access to Highway 2 and Stoney Trail. Perfect for first-time buyers, investors, those looking to downsize, or anyone looking for affordable, stress-free living! Book your showing today ..

Ps: Explore the property from any angle, watch the 3D tour! Enjoy.