



**GRASSROOTS**  
REALTY GROUP

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**2108, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2229057**



**\$284,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, 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>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Visitor parking pass

PET FRIENDLY, GROUND FLOOR 2 BED/2 BATH, PLUS FLEX ROOM, SOUTH FACING PRIVATE PATIO!-Welcome to Creekside Crossing! This beautiful ground-floor condo offers two bedrooms, two bathrooms and a versatile flex room, all in a thoughtfully designed layout that's bright, open, and welcoming. Enjoy the sunny south exposure from your spacious living room, which is filled with natural light thanks to a large window. The kitchen is well-appointed with sleek black granite countertops, stainless steel appliances, and ample cabinet space. Adjacent to the kitchen, the flex room is perfect for a home office, craft area, or extra storage. The primary suite features a walk-through closet and a private ensuite with a large tile & glass shower. The second bedroom is generously sized and also benefits from a sunny south-facing window. In-suite laundry, a heated and secure underground parking stall and ample visitor parking are all sure to please! A large south-facing patio is the perfect space for morning coffee or a BBQ with friends. Located close to medical offices, restaurants, coffee shops, and a variety of retail options as well as the popular Iron Horse Park, this location truly offers the best of both convenience and lifestyle. Make Creekside Crossing your new home today!