



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4314, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2231393**



**\$234,990**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

"PRICE DROP 10K FOR QUICK SELL" Lovely living in Downtown Airdrie with numerous amenities within walking distance, Welcome to your bright, spacious, well-designed, quiet, and move-in ready 2-bedroom, 1-bath CONDO in the Creekside Crossing complex. This apartment is perfect and MOVE-IN condition for those who are seeking comfort and affordability. This contemporary 2-bedroom, 1-bathroom condo with open concept floor plan has been FRESHLY PAINTED, NEW Stone Plastic Composite (SPC) flooring throughout the main area and two bedrooms. The open-concept design flows into a modern kitchen featuring with black GRANITE countertops with an eating bar, upgraded stainless steel appliances, and a generous pantry/storage room. Step out the living room door onto your covered EAST balcony which is a great place to relax or family barbeque. The primary bedroom offers a tranquil retreat with a walk-through closet. A nicely sized second bedroom and in-suite laundry, enhance the home's functionality. An ASSIGNED parking stall #48 and visitor parking in front of the building make you and your friends convenient. The complex is PET FRIENDLY, allowing one dog or cat (