



GRASSROOTS
REALTY GROUP

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**7105, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2231721



\$279,990

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	847 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-07
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

WELCOME HOME to this amazing ground floor condo! Skip the hallways, use your patio for entrance with parking right out front. Easy access to the pond and walking paths! Inside you'll love the open floor plan with bedroom separation. TWO bedrooms, TWO full bathrooms, and TWO assigned parking stalls in addition All flooring was updated and appliances were replaced with brand new quartz countertop and Another extra BONUS is ALL UTILITIES (including electricity) are covered in your condo fees. Excellent location in the complex, away from traffic routes. Close to groceries, transit, and restaurants