



**GRASSROOTS**  
REALTY GROUP

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**9301, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2232139**



**\$315,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 576

**LLD:** -

**Zoning:** M3

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher, Window Coverings, Key Fob

If you've been looking for a bright, corner unit that is spacious, private, and full of natural light—this is it. With one underground stall, one above ground stall and brand new carpet! Located in a well-managed, quiet building, this corner unit offers over 960 square feet of thoughtfully designed living space. With windows on multiple sides, you'll immediately notice how bright and open it feels. The light pours in throughout the day, especially in the morning thanks to its east-facing exposure and peaceful park views. There's no building directly beside you—just open green space—so it feels a little more like home and a little less like a typical condo. The layout includes two bedrooms, two full bathrooms, and a versatile den that works well as a home office, reading nook, or hobby space. Featuring brand new carpet, never before lived on! The open-concept kitchen features granite countertops, stainless steel appliances, and a functional eat-in area that flows into the spacious living room—ideal for quiet evenings or hosting friends and family. The primary bedroom includes a walk-through closet and private 3-piece ensuite. A second bedroom and full 4-piece bath are thoughtfully separated for added privacy—whether for guests or live-in family members. You'll also appreciate the convenience of having not just one, but two parking stalls: one titled underground and one above ground. It's a rare perk that gives you flexibility, extra storage options, or room for visitors. Airdrie continues to grow in all the right ways—with great access to amenities, walking paths, shopping, and Calgary just a short drive away. It's a welcoming, well-connected community that appeals to both those looking to simplify and those planning for the years ahead. Conveniently located just off 8 Street in Airdrie, there's a Sobeys

next door and downtown is just a short walk or drive away. Iron Horse Park is next door so there's plenty of walking for yourself or your furry family. Whether you're downsizing, investing, or just ready for a change, this home checks all the right boxes. Quick possession is available, ready when you are!