



GRASSROOTS
REALTY GROUP

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**8301, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2241594



\$319,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	891 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage Shed

Fantastic value in this bright and upgraded 2 bedroom, 2 bathroom corner unit in downtown Airdrie. This spacious condo offers a functional layout with abundant natural light from extra windows. The welcoming foyer features custom built-in cabinets and drawers for convenient organization. The open-concept living, dining, and kitchen area is perfect for entertaining and includes granite countertops, stainless steel appliances, a new fridge and stove, new lighting and ceiling fan, and a kitchen storage cabinet. The primary bedroom offers a full ensuite and a his-and-her walk-through closet, while the second bedroom is privately located near the second full bath. Additional upgrades include new medicine cabinets in both bathrooms, added shelving in closets, custom storage in the laundry room, and fresh paint throughout. Enjoy the spacious balcony with views of green space. The titled heated underground parking stall is ideally located next to the elevator and comes with a private storage shed directly in front of the stall. Located just steps from Sobeys, restaurants, shops, and other amenities, and positioned next to scenic walking paths along the water and surrounding nature, this well-maintained unit offers the perfect combination of comfort, style, and convenience.