



GRASSROOTS
REALTY GROUP

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8225, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2245228



\$259,900

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 694
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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BEAUTIFUL LOCATION - PERFECT LAYOUT - TITLED UNDERGROUND PARKING Welcome to your dream condo—where modern style meets everyday comfort in over 850 SF of beautifully designed living! Perfectly located in the heart of Airdrie, you’re just steps from shopping, schools, parks, and all the essentials, so you’re always close to what matters. Inside, enjoy a bright, open-concept layout with vinyl plank flooring and a fresh coat of paint that ties it all together. Start your mornings or wind down your evenings on the spacious balcony—your personal retreat for coffee, fresh air, or a good book. The gorgeous kitchen steals the spotlight with loads of counter and cabinet space, making cooking at home a joy. The large primary bedroom is a cozy haven with its walk-through closet and private 4-piece ensuite, while the second bedroom is just as versatile—perfect for guests, a home office, or whatever fits your lifestyle, with another full 4-piece bath right next door. A laundry/storage room with built-in shelving keeps things tidy and organized without a fuss. Plus an underground titled parking spot for year round hassle free parking! With its unbeatable location, thoughtful layout, and fresh modern feel, this condo has everything you need to live comfortably in style—book your private showing today!