



GRASSROOTS
REALTY GROUP

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**6204, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2246733



\$246,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Gorgeous two bedroom, second floor suite offering a lovely floor plan, overlooking the pond at Mackenzie Pointe. The suite has been freshly painted throughout and showcases brand new luxury vinyl plank flooring. The open layout offers a good-sized modern kitchen open to the living and dining rooms. Covered balcony with sliding patio door offers a gas BBQ for your convenience. You'll love the upgraded stainless steel kitchen appliances including a brand new stove, ample counter and cabinet space. Washer & dryer has been upgraded. 2 bedrooms, 4 piece main bath, laundry room complete the suite. The parking stall is close by, just to the left of the front doors. All utilities (including unit electricity – so nice!) are included in the condo fees, making budgeting easy and stress-free. Situated in central Airdrie, conveniently located close to schools, shopping, restaurants, and public transit, with quick access to Cross Iron Mills Mall, Calgary International Airport. Ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a central location. Available for immediate occupancy. Don't miss this rare opportunity to own a great unit in a prime location with unbeatable value — schedule your private showing today.