



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9113, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2248445



\$305,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 9113, 403 Mackenzie Way. This inviting two bedroom, two bathroom condo is a great fit for first time buyers or anyone looking for a smart investment. Being on the main floor in a southwest corner spot, it offers extra privacy and plenty of sunshine throughout the day. The covered balcony is the perfect place to enjoy your morning coffee or watch the evening sunset. Inside, the open concept design feels bright and welcoming. The kitchen has stainless steel appliances, lots of counter space and a breakfast bar for casual meals. The living and dining areas flow together, making it easy to relax or entertain friends. The primary bedroom has a walk through closet that leads to a four piece ensuite. The second bedroom is on the opposite side of the unit for added privacy, with its own full bathroom nearby. There is also in suite laundry and plenty of storage space. You will love the titled underground heated parking, especially in the winter months. The location is fantastic, within walking distance to coffee shops, restaurants, shopping, parks and transit. Whether you are looking for your first home or a low maintenance rental, this condo is a great opportunity in a great spot.