



**GRASSROOTS**  
REALTY GROUP

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8328, 304 Mackenzie Way SW  
Airdrie, Alberta

MLS # A2255909



**\$299,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	991 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 795
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Picture coming home to this bright, open concept condo, the perfect retreat after a long day. You will notice the large entry way upon entering and the abundance of light pouring in. This condo has a large open concept kitchen, perfect for cooking at home and lots of space for dining and entertaining guests. You also have 2 large bedrooms and 2 bathrooms on opposite sites of the home, thoughtfully positioned on opposite sides of the unit for optimal privacy. This condo truly has it all! Brand NEW CARPET throughout, FRESH PAINT, bright open concept living space, TITLED UNDERGROUND PARKING and a large CORNER BALCONY over looking the pond. Located in the downtown area of Airdrie, you'll love the convenience of being just steps away from coffee shops, grocery stores, gyms, schools, restaurants, and more. Don't miss your chance to own this turnkey home in a prime location.