



GRASSROOTS
REALTY GROUP

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

**4316, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2256163



\$256,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: N/A

EXCELLENT OPPORTUNITY Stylish and affordable! This third floor 2 bed, 1 bath condo with storage offers 703 sq. ft. of bright, open living space in the heart of Airdrie. The modern kitchen boasts granite counters, stainless steel appliances and a pantry, opening to a spacious living/dining area and your own private balcony—perfect for morning coffee or evening BBQs. The primary bedroom features a walk-through closet with access to the 4-pc bath, while the second bedroom works great for kids, guests, or a home office. In-suite laundry, heated underground parking, and extra storage add everyday convenience. All of this in a pet-friendly (upon Board approval), well-managed complex just steps from Sobeys, Starbucks, Shoppers, GoodLife Fitness, Creekside Village Plaza, schools, parks, and transit. The perfect blend of comfort, lifestyle, and location—whether you're a first-time buyer, downsizer, or investor!