



**GRASSROOTS**  
REALTY GROUP

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**7308, 304 Mackenzie SW  
Airdrie, Alberta**

**MLS # A2260044**



**\$289,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 781
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Building Fob

Welcome to Your Next Home! This bright and spacious 2-bedroom, 2-bath condo has everything you need for easy, comfortable living &mdash; all in a vibrant community close to great restaurants, shopping, transit, and more! You'll love the open-concept layout that makes the most of the space &mdash; perfect for relaxing or hosting friends. The kitchen is smartly designed with a central island that's great for meal prep or casual dining. There's a full-size laundry area tucked into a large utility room, complete with tons of shelving and storage space. The primary bedroom offers a walk-through closet and a private ensuite. Step outside to your balcony and enjoy peaceful views of the park &mdash; ideal for your morning coffee or an evening wind-down. Top it all off with titled, heated underground parking &mdash; included in the price. If you're looking for a low-maintenance, affordable lifestyle in a great location, this one checks all the boxes!