



**GRASSROOTS**  
REALTY GROUP

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**8201, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2263997**



**\$299,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Granite Counters, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 532
<b>LLD:</b>	-
<b>Zoning:</b>	M3
<b>Utilities:</b>	-

**Inclusions:** Blinds

Hello, Gorgeous! Welcome to 8201-403 Mackenzie Way SW in Airdrie. This beautifully updated corner unit offers 2 bedrooms and 2 bathrooms, combining modern finishes with everyday convenience. The open-concept layout is filled with natural light and features real wood cabinetry, granite countertops in both the kitchen and baths, and a full stainless steel appliance package. The spacious primary suite includes a walk-in closet and an upgraded ensuite with a custom tiled shower. A second bedroom and full bath provide space for guests or a home office, while the dedicated office nook, in-suite laundry, and private balcony add comfort and functionality. Enjoy peace of mind with your own heated underground parking stall and condo fees that include water and heat. Perfectly located within walking distance to shopping, restaurants, and Airdrie's scenic walking paths, this home offers stylish, low-maintenance living in a vibrant community.