



GRASSROOTS
REALTY GROUP

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

**8118, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2267849



\$239,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Storage		

Inclusions: Dresser in bedroom, treadmill, wall unit in living room

Welcome to this bright and spacious main-floor condo in the heart of Downtown Airdrie! This 2-bedroom, 2-bath home offers an open-concept layout with a functional kitchen featuring an eat-up breakfast bar that flows seamlessly into the dining and living areas — all filled with natural light from large windows. The primary suite includes a 4-piece ensuite and walk-in closet, while the second bedroom is generously sized — perfect for guests, a roommate, or a home office. Step outside to your private ground-level patio overlooking the pond, ideal for morning coffee or evening relaxation. Additional highlights include in-suite laundry with plenty of storage and two assigned parking stalls. Located within walking distance to shops, restaurants, and local amenities, this home is an excellent opportunity for first-time buyers or investors alike. Be sure to view the [VIRTUAL TOUR LINK](#) for interactive floor plans, high-definition photos, and a room-by-room virtual walkthrough!