



**7402, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2278236**



**\$289,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, See Remarks, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 554
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island		

**Inclusions:** Furniture Negotiable

This TOP FLOOR two-bedroom, two-bathroom suite offers TWO Parking Stalls in Downtown Airdrie's most desirable location, with beautiful southwest-facing views. With almost 1,000 square feet, the thoughtfully designed layout includes two spacious bedrooms plus a versatile den area. Recent upgrades include new carpeting, vinyl plank flooring, stainless steel appliances, and a custom "blind package, enhancing both comfort and style. The open-concept living space is bathed in natural light from expansive windows, creating a bright and welcoming atmosphere. Elegant kitchen features granite countertops, a breakfast island, soft-close cabinetry, and a dedicated dining area—perfect for everyday living and entertaining alike. The living room opens through patio doors to a generously sized balcony, ideal for hosting guests or simply enjoying the stunning views. The primary bedroom offers a private 3-piece ensuite, while the second bedroom is conveniently located near a full four-piece bathroom. Large foyer with an office nook and in-suite laundry adds further functionality. This well-appointed condo includes one titled underground parking stall and one above-ground surface stall. With numerous upgrades and a walkable location close to Sobeys, Good Earth Cafe, fitness facilities, shops, and transit, this is a true move-in-ready opportunity—simply settle in and enjoy.