



**9309, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2287947**



**\$285,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Electric Gate, Enclosed, Garage Door Opener, Heated Ga		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 509
<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>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

New Price improvement- Rare opportunities like this do not come along often at Creekside Crossing. This bright and beautifully maintained three-bedroom, two-bathroom third-floor apartment offers 843 sq ft of smartly designed living space in the heart of Downtown Airdrie—an exceptional find at this price point. The open-concept living and dining area is filled with natural light, creating an inviting space perfect for relaxing or entertaining. The stylish kitchen features granite countertops, a convenient breakfast island, ample cabinetry, and a seamless connection to the main living area. The primary bedroom provides a comfortable private retreat with a walk-through closet leading to a 3-piece ensuite with a walk-in shower. Thoughtfully positioned on the opposite side of the unit, the two additional bedrooms share a spacious 4-piece bathroom—an ideal setup for families with children, guests, roommates, or a flexible home office. In-suite laundry adds everyday convenience, while the heated underground titled parking stall ensures year-round comfort and security. Condo fees include all utilities except electricity, providing excellent value and predictable monthly costs. Step outside and enjoy the convenience of downtown living with grocery stores, cafés, restaurants, pharmacies, medical services, fitness facilities, and transit all within walking distance. Parks and pathways are nearby for outdoor enjoyment, and quick access to major routes makes commuting simple. Whether you are a first-time buyer, a growing family, or an investor looking for strong value, this is a rare chance to secure a spacious three-bedroom home in one of Airdrie’s most convenient locations. Book your private showing today.