



**8109, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2288966**



**\$280,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Ground floor unit backing onto Greenspace! Easy access to this well and updated maintained bedroom condo. Open floor plan. Gleaming white kitchen with stainless steel appliances and breakfast bar open to bright and open living room with access to ground floor patio. 2 spacious sized bedrooms. The primary has a walkthrough closet and 3 piece ensuite. Additional space ideal for small office. Insuite laundry. Very functional immaculate unit. Condo fees include heat and water, one parking stall. Close to Shopping, Dining, Gas, Tim Horton's. Great location near all amenities, very walkable! Great commuting to Calgary from the heart of Airdrie!