



**GRASSROOTS**  
REALTY GROUP

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**3312, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2288999**



**\$267,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** None

Experience pride of ownership in this 3rd floor corner unit in Downtown Airdrie. Open concept living, this apartment features 2bed & 2 bath. Additionally titled and oversized HEATED UNDERGROUND parking can accommodate TWO CARS . The living space is bathed in natural light from expansive windows, creating a bright and welcoming atmosphere. A elegant kitchen features granite countertops, a breakfast island, lots of cabinetry and space for dining, perfect for everyday living and entertaining. Centrally located in the Heart of Airdrie & within walking distance to Downtown, Coffee Shops, Yoga & Fitness Studios, Shopping, Groceries, Child Care, Public Transit & many other great amenities. Simply move in & enjoy. book your showing to see this large unit.