



**6409, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2289895



\$287,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: TV brackets in living room and bedroom

Welcome to #6409 – 403 Mackenzie Way SW, a beautifully maintained top-floor condo in the heart of Airdrie’s vibrant downtown core. Proudly owned by the original owner and gently lived in part-time, this home shows true pride of ownership throughout. Offering 2 bedrooms and 2 full bathrooms, this thoughtfully designed layout provides both comfort and privacy. The open-concept kitchen features granite countertops, stainless steel appliances, and an abundance of cabinetry, making it as functional as it is stylish. The adjacent dining and living areas are warm and inviting, highlighted by a custom stone fireplace feature wall that adds texture, character, and a modern focal point to the space. Step out onto your private top-floor balcony overlooking Railway Avenue, a quiet 30 km/h street — perfect for enjoying your morning coffee or a little afternoon people-watching. Being on the top floor means no neighbours above, and added peace and quiet. This unit also includes a titled heated underground parking stall, a dedicated laundry room with excellent storage — practical features that make everyday living easy. Located within walking distance to grocery stores, restaurants, medical offices, gyms, coffee shops and more, this is truly an unbeatable location for those who value convenience and walkability. If you’ve been searching for a well-cared-for, move-in-ready condo with stylish upgrades and a prime location, this top-floor gem is one you won’t want to miss.