



**8117, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2291901



\$249,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Secured, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 723
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Range Hood Fan, Refrigerator, Electric Stove, Built In Dishwasher, Washer, Dryer, 3 Key Fobs, Curtains BIDET??

****OPEN HOUSE - APRIL 11, 2026 FROM 2:00 P.M. - 4:00 P.M. **** Welcome to Mackenzie Pointe backing onto green space, all utilities are included with the condo fees. This beautifully maintained ground-floor 2 bedroom, 2 bathroom condo offers incredible value with two parking stalls (titled underground + assigned outdoor) and a titled storage locker. Step inside to a bright, modern interior featuring upgraded laminate flooring and fresh paint throughout. The welcoming entryway offers excellent functionality with two closets, including one with in-suite laundry. The open-concept layout creates a seamless flow, perfect for both everyday living and entertaining. The spacious kitchen is thoughtfully designed with light-toned cabinetry, a breakfast bar, and newer stainless steel appliances. Overlooking the dining and living areas, it allows you to stay connected while hosting or enjoying a quiet night in. The living room is filled with natural light from a large sliding glass door that leads to your private, covered northwest-facing patio, backing onto beautiful greenspace and mature trees, a peaceful setting to relax and unwind. The generous primary suite features a bright window, walk-in closet, and a private 4-piece ensuite. The second bedroom is ideally located on the opposite side of the unit, complete with its own 4-piece bathroom, perfect for guests, roommates, or added privacy. Additional highlights include, ground-floor convenience, all utilities included, titled underground parking (truck-friendly), second outdoor stall steps from the entrance, titled storage locker, private covered patio backing greenspace. Move-in ready and offering exceptional comfort and convenience, this is one you won't want to miss. Book your private showing today!