



**8401, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2294120

\$225,000



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	740 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Electric convection stove with air fryer mode, refrigerator, microwave with hood fan, dishwasher, stacked washer and dryer

Welcome to MacKenzie Pointe—currently the only unit available in the complex. This top-floor, corner 2-bedroom, 1-bathroom condo offers added privacy with no neighbours above and just one shared wall. The bright, functional layout features an open living and dining area, with natural light from its corner position. The kitchen includes contemporary cabinetry and stainless steel appliances (2022), including a convection oven with air-fryer function, dishwasher, microwave/hood fan, and a refrigerator with bottom-drawer freezer. A farmhouse sink with pull-down faucet adds everyday practicality. Recent updates include a new washer and dryer (2025), upgraded lighting, updated switch plates, and ceiling fans in both bedrooms. Foil-lined sunshades in the kitchen and living room help maintain comfort year-round, while mirrored closet doors enhance light and storage. The bathroom features a professionally refinished bathtub for a clean, refreshed finish. The large, two-sided balcony offers space to relax or enjoy evening sunsets. This unit also includes titled, heated underground parking located near the elevator, complete with a secure storage area. Located in the heart of Airdrie, you’re within walking distance to shopping, restaurants, services, and Nose Creek Park. Condo fees include all utilities—electricity, heat, water, sewer, and waste removal—adding to the overall value. This is an excellent opportunity for buyers looking to step into low-maintenance condo living in a walkable, central location.