



**GRASSROOTS**  
REALTY GROUP

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**6310, 304 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2294862**



**\$250,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 593
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*CONDO FEE INCLUDES UTILITIES\*\* | 2 BEDROOM | 2 BATHROOM | POND VIEW | TONS OF VISITOR PARKING |** Discover peaceful condo living in this third-floor unit featuring 2 bedrooms and 2 bathrooms, complete with beautiful pond views. The interior showcases a fresh, modern feel with luxury vinyl plank flooring, and updated lighting throughout. The open-concept layout creates a bright, connected living space ideal for both everyday living and entertaining. The thoughtfully designed floor plan offers added privacy, with bedrooms positioned on opposite sides of the unit. The primary suite includes a walk-through closet leading directly into its ensuite bathroom. In the kitchen, you’ll find a newer stove and hood fan (2024), while in-suite laundry and additional storage provide everyday convenience. Step outside onto your private balcony to relax and take in the tranquil surroundings and views of the pond. Located within walking distance to amenities such as Sobeys, Anytime Fitness, parks, and a variety of restaurants, this home delivers both comfort and accessibility. Don’t miss the 3D virtual tour—schedule your private showing today!!