



**7303, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2296988



\$239,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 752
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Ensuite Cabinet, Hallway Shelves. Note: Some furniture is negotiable

Bright, beautifully maintained 2 Bedroom/2 Bathroom is almost perfect, it just needs YOU!! This inviting condo in the heart of Airdrie has a TITLED & HEATED UNDERGROUND PARKING stall AND in-suite Laundry. Offering a functional open-concept layout, this home is filled with natural light and designed for easy, comfortable living. The Kitchen hosts SS appliances, loads of cabinet storage, linoleum floors, and an eat-up Breakfast Bar. Flowing seamlessly into the spacious Living and Dining areas with cozy carpet, that steps outside onto the fantastic-sized COVERED Balcony with POND VIEWS—perfect for enjoying your morning coffee or unwinding at the end of the day. The Primary Bedroom is huge, featuring a 4-pc Ensuite AND organized Walk-In Closet. There is a 2nd Bedroom with a bright window & closet, a 4-pc Bathroom, and you’ll also find the convenience of in-suite laundry with additional storage space, making day-to-day living effortless. This unit offers a unique advantage providing added privacy with one less shared wall—a rare and valuable feature. Complete with titled underground heated parking, this home checks all the boxes. Even better, the condo fees include all the usuals PLUS heat, and water, offering true peace of mind and predictable monthly costs. Enjoy the convenience of living in a well-connected Airdrie community close to shopping, restaurants, parks and everyday amenities, with easy access for Calgary commuters. Whether you’re a first-time buyer, downsizer, or investor, this bright and low-maintenance home is an excellent opportunity in a well-managed complex - book your private viewing TODAY!