



**4317, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2298434**



**\$269,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Side By Side, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** n/a

Welcome to your new home at Creekside Village in the heart of downtown—a spacious west-facing 2-bedroom & den, 2-bathroom condo with a versatile den designed for modern living. Perfect for couples, small families, or professionals, the den can easily be used as a home office, dining nook, or guest space, adapting to your lifestyle. Step inside to a bright open-concept layout with a wide entrance and a generous living/dining area—ideal for entertaining or relaxing. The upgraded kitchen features granite/quartz countertops, stainless steel appliances, ample cupboard space, and a breakfast bar. A separate in-suite laundry room provides added convenience, while the primary bedroom offers a private 4 piece en-suite with granite vanity and soaker tub. The second full bathroom includes a soaker tub and matching granite vanity, and both bedrooms feature large windows and ample closet space for natural light and functionality. Enjoy your morning coffee or evening wind-down on the covered patio and take advantage of 2 titled underground parking stalls for year-round security and ease. Located in a vibrant community in Downtown Airdrie, this condo places everything at your fingertips: Midtown Shopping Square, grocery stores (Sobeys), restaurants, coffee shops, salons, medical clinics, pharmacies, day care, yoga/fitness centers, playgrounds, schools, and parks—all just a short walk away.