



**8323, 304 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2300460**



**\$227,900**

<b>Division:</b>	Luxstone		
<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>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Here is a great opportunity for a first-time buyer or investor. This 2-bedroom 2-bathroom unit is located on the 3rd floor and features updated new vinyl plank flooring throughout, stainless steel appliances, in suite laundry and 1 underground parking stall. Lots of internal storage and a great outdoor balcony with plenty of room for outdoor seating and a BBQ. Located close to shopping, schools, bus routes and so many more great amenities. There are additional outdoor parking stalls available to rent. This home is available with a flexible possession. Book your private viewing now.