



**3310, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2144321**



**\$264,700**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 695 sq.ft.                         | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |                   |        |
|--------------------|----------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                    | <b>Condo Fee:</b> | \$ 376 |
| <b>Basement:</b>   | -                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding         | <b>Zoning:</b>    | M3     |
| <b>Foundation:</b> | -                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks          |                   |        |

**Inclusions:** NA

Nestled in a prime location, this charming 2-bedroom, 2-full-bath apartment offers the perfect blend of convenience and affordability. Step inside to discover a spacious living area, a dedicated dining space, and a modern kitchen adorned with granite countertops and stainless steel appliances. The master bedroom features a walk-through closet leading to a four-piece ensuite. The apartment also includes another full bathroom and in-suite laundry for added convenience. Enjoy the outdoors on your private deck, and benefit from low condo fees. Located within walking distance to all essential amenities, including grocery stores, coffee shops, and restaurants, this home is also just steps away from the bus route. This is an ideal opportunity to embark on your homeownership journey. Call today for a private showing.