



**4409, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2150206**



**\$315,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Open Floorplan		

**Inclusions:** Storage Cabinets Near Entryway

Step into this stunning 2-bedroom, 2-bathroom + den condo, where contemporary elegance meets urban convenience. Perched on the top floor, this gem features an west-facing balcony perfect for soaking up the morning sun with your coffee. The open-concept living space spans over 900 square feet, featuring luxury vinyl plank flooring and sleek granite countertops. The kitchen is a chef's dream with all stainless steel appliances, including a brand-new fridge and a newer dishwasher. The primary bedroom is a true retreat, offering a spacious layout with a walk-through closet leading to your own 4-piece en suite. Privacy is a priority, with the second bedroom situated on the opposite side of the unit, adjacent to a 3-piece guest bathroom. Additional perks include a cozy den ideal for a home office, and a titled underground parking spot. Located within walking distance to shops, schools, and all the vibrant amenities downtown Airdrie has to offer, this condo is the epitome of modern living. Don't miss out on this exceptional opportunity to own a piece of the trendy and thriving Airdrie community!