



**9311, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2152817

\$308,000



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	753 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

WELCOME first-time home buyers, down-sizers, investors! This COZY WELL KEPT HOME offers you 2 BEDROOMs, 2 BATHs. AFFORDABLE, CLEANLY KEPT AND MOVE-IN READY. Upon entering, you are greeted by an open-concept living space. To the left, is a flex space that could be used as a formal dining area or an office and a 4 piece bathroom and in-suite laundry. The kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating bar and is open to the bright, airy living room. Off the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. Another good-sized bedroom is located on the opposite side of the living room. Step out the living door onto your covered balcony which can be made into a great place to relax or barbeque for guests. This condo is complete with one underground, titled parking spot AND one above-ground assigned spot. Minimize home demands and maximize life experiences. Just lock and go. This condo complex is conveniently located in the centre of Airdrie and is in walking distance to groceries, restaurants and shopping. Also has easy access to highway QE2. Call today to schedule a tour.