



**1212, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2154795



\$299,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	768 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

WOW, mint condition condominium in a fantastic location- Welcome to this west facing, 2 BED, 2 BATH, and DEN unit at Creekside Village in downtown, Airdrie! Open-kitchen concept features stainless steel appliances, dark-stained kitchen cabinetry, granite stone counter-tops, and an island breakfast bar. Open and bright living room is spacious with beautiful upgraded flooring & Ideal layout with the bedrooms being situated on opposite sides of the floor-plan allowing for great options for roommate living. Primary bedroom has its very own walk-in closet, ensuite, and fits a large bed and dresser with ease.. The den can be easily converted to office space, flex space, or even more additional storage. Don't miss the oversized west facing private balcony, in suite laundry, underground titled Parking and this level features a concrete floor structure allowing for ultimate quietness, safety and comfort. Both the Unit and TITLED parking stall is just a short distance from the elevator allowing for utmost convenience & access for condo living. Come live and enjoy all the features of the nearby amenities, retail shops, cafes, restaurants, playgrounds, and schools. Tucked away in Downtown Airdrie, this gem offers tranquility while being just steps away from all the essentials like pharmacies, dentists, groceries, and scenic canal walks. Fabulous opportunity to enter the real estate market as a first time home buyer, snow bird, downsizer, or an investor. Don't delay and book your showing today! A must to see!