



**2416, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2155733**



**\$299,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this modern and inviting two-bedroom, two-bathroom plus den apartment located in the heart of downtown Airdrie. This TOP-floor unit offers an open floor plan with a bright kitchen featuring granite countertops, a breakfast bar, and sleek stainless steel appliances. The living room is ideal for entertaining and provides access to a spacious patio. The primary bedroom includes a walk-in closet and a separate three-piece ensuite. The den provides extra space as a home office or additional living area. Additional features include in-suite laundry, 1 underground titled parking stall. This pet-friendly complex is well-managed and offers ample visitor parking. Located close to all shops, amenities, and additional shopping just a short walk away. Enjoy nearby walking paths and the convenience of being close to Main Street, where you can explore more major shopping, restaurants, and amenities.