



**GRASSROOTS**  
REALTY GROUP

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**8201, 304 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2159413**



**\$249,000**

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	738 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters		

Inclusions:	None
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Meet & Morgan - End Unit | Electricity Included | Unbeatable Location. Welcome to this exceptional END UNT, one of the BRIGHTEST in the complex, thanks to additional windows that fill the space with natural light. The luxury VINYL PLANK flooring throughout offers both style and durability, complementing the spacious kitchen equipped with STAINLESS STEEL appliances and a convenient eating bar. This unit features two generously sized bedrooms, perfect for comfort and relaxation, as well as in-suite laundry for added convenience. Step outside to your tranquil, covered balcony, which overlooks a peaceful greenspace with mature trees, providing a serene escape right at home. The IDEAL PARKING STALL is located just outside your front door, making daily life a breeze. Located within walking distance to Sobeys, an array of shops, restaurants, services, parks, and playgrounds, this unit is perfect for those who value convenience and lifestyle. Available for quick possession, this well-maintained building includes utilities (and ELECTRICITY) in the condo fees, making it a hassle-free and move-in-ready choice for your next home.