



**1409, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2197750**



**\$332,500**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 620

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** M3

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** N/A

TOP FLOOR, CORNER END UNIT CONDO overlooking a GREEN SPACE with TWO TITLED UNDERGROUND parking stalls - you will not find a better place to call home! Upon entering the unit, you are greeted by lots of natural, light laminate floors, a generous foyer, and a large storage room with built in cabinets for added convenience. The kitchen is upgraded with GRANITE Counters and stainless-steel appliances. The living room is very spacious with doors that lead to the oversized SE facing deck overlooking a green space. There are two good-sized bedrooms; one of which is the PRIMARY RETREAT that is highlighted by a walk-in closet and three pce ensuite. Property has been freshly painted and professionally cleaned. The 2 UNDERGROUND STALLS are side by side and have two small storage sheds that also come with the unit! Conveniently located within walking distance to all amenities including grocery, restaurants, gyms etc. This is such great value, call today to book your private showing!