



**9416, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2201015



\$319,800

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, See Remarks, Vinyl	Sewer:	-
Roof:	Membrane, See Remarks	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Experience Elevated Living in Downtown Airdrie! Discover this rare gem: a stunning TOP FLOOR unit in Creekside Village, offering unparalleled convenience and style. This beautifully appointed 887 sq ft condo boasts TITLED, heated underground parking and a location that puts you steps away from everything you need. Step inside to a bright and airy open-concept layout, where natural light floods through expansive windows. The inviting entrance foyer features elegant white WOOD WAINSCOTING and custom built-ins, setting the tone for sophisticated living. The spacious living area is enhanced by modern stone accents, creating a warm and welcoming ambiance. The chef-inspired kitchen is a highlight, featuring gleaming granite countertops, upgraded cabinetry, and sleek stainless steel appliances. A large kitchen island with a breakfast bar provides the perfect spot for casual dining, while the adjacent dining area offers ample space for entertaining. Retreat to the serene primary bedroom, complete with a walk-in closet and a private 3-piece en-suite bathroom. The comfortable second bedroom is perfect for guests or a home office, and the second full 4-piece bathroom ensures convenience for all. Enjoy the ease of in-suite laundry with an upgraded washer and dryer. This quiet, corner unit shares only one common wall, offering exceptional privacy. Relax and unwind on your sunny south-facing balcony, overlooking the tranquil courtyard – an ideal spot for morning coffee or evening sunsets. Call for your private viewing today!