

**9301, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2232139**



## \$305,000

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher, Window Coverings, Key Fob

This bright and private corner condo offers nearly 1,000 square feet of thoughtfully designed living space in the heart of downtown. With TWO PARKING STALLS, this is a beautiful CORNER UNIT. Large windows on multiple sides fill the home with natural light and offer serene east-facing views of the park. The spacious layout includes two bedrooms, a den, and two full bathrooms. The primary suite features a walk-through closet and a private three-piece ensuite, while the second bedroom is conveniently located near the separate four-piece bath, perfect for guests or family. The den makes an ideal home office, reading nook, or creative space. You'll love the open concept kitchen and living area with granite counters, stainless steel appliances, and an eat-up bar that's great for casual dining or entertaining. Step out onto the private balcony and enjoy peaceful green-space views while grilling with the built-in gas line. Fresh new carpet has just been installed throughout, and no one has lived on it yet. This unit includes two titled parking stalls, one underground and one surface, offering plenty of flexibility and convenience. Located close to downtown, a quiet, well-managed building, you'll enjoy low-maintenance living with condo fees that cover heat, gas, water, insurance, snow removal, and more. This walkable location puts you close to Sobeys, restaurants, Iron Horse Park, pathways, and everything downtown Airdrie has to offer. It's also just minutes to Deerfoot Trail for a quick commute into Calgary. Move-in ready and available for quick possession. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this home delivers comfort, convenience, and exceptional value. Reach out today to book your showing.