

**1305, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2234686**



**\$299,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2013 (12 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>	Other		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully updated two bedroom, two bathroom plus den condo in the heart of Airdrie. Offering over 760 square feet of functional living space, this unit has been recently renovated with new flooring, fresh tile work, and brand new carpet, giving it a clean, modern feel throughout. The bright and open layout is designed for both comfort and flexibility. The kitchen has been upgraded with stylish finishes, plenty of cabinet space, and a sleek countertop that opens into the main living area, perfect for entertaining or everyday living. Large windows fill the space with natural light, and the spacious covered balcony provides more than enough room for outdoor seating and a BBQ setup. The primary bedroom features a walk-through closet leading to a private four-piece ensuite, complete with a custom rainfall showerhead and tiled surround. The second bedroom is located on the opposite side of the unit, offering privacy and quick access to the second full bathroom. A separate den area adds even more versatility, whether you need a home office, bonus room, or extra storage. Additional features include in-suite laundry, a tiled underground parking stall, and access to plenty of visitor parking. Located just steps from grocery stores, restaurants, cafes, fitness centres, parks, and walking paths, this unit is perfect for first-time buyers, small families, downsizers, or investors looking for a well-maintained, move-in-ready space. Don't miss this opportunity to own a freshly updated condo in one of Airdrie's most walkable and convenient locations. Book your showing today.