

**8113, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2242399**



**\$315,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2015 (10 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>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this well maintained CORNER UNIT with a large balcony on the GROUND FLOOR for easy access/mobility, TITLED UNDERGROUND PARKING with a PRIVATE STORAGE ROOM and a QUIET LOCATION in the 8000 building of the complex with a south facing balcony that is adjacent to green space and mature trees. This is one of Airdrie's most sought out locations close to shopping, grocery stores, golf, bars, restaurants and downtown. This open concept unit is one of the largest floor plans this building offers with a spacious living room/ dining area with a kitchen that hosts stainless steel appliances, a granite island with an eating bar, built-in cabinet pantry, a built-in office area with a desk, linen closet and an in-suite laundry room that is large enough for extra storage or to fit a freezer. The large primary bedroom hosts a walk through closet and a 3 piece ensuite bathroom, while the second bedroom is conveniently located next to the 4 piece full bathroom and a tiled shower tub combo. As a bonus- the titled heated underground parking stall comes with a private storage room, this property truly checks all of the boxes! This great apartment is a hard to find corner/ground floor unit in amazing condition and it's move-in ready!