

**3309, 403 Mackenzie Way SW  
 Airdrie, Alberta**
**MLS # A2276874**

**\$260,000**

<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 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade, Stall, Underground	
<b>Lot Size:</b>	0.02 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks		
<b>Inclusions:</b>	N/A		

Attention first-time home buyers, down-sizers and investors! This 761 sq ft, 2 BEDROOM, 2 BATH, CORNER UNIT CONDO is AFFORDABLE AND MOVE-IN READY with FRESH PAINT AND BRAND NEW CARPET. Upon entering, you are greeted by an open-concept design. To the right, is a flex space that could be used as a dining area, an office or for your favorite hobby. A front closet, a 4 piece bathroom and in-suite laundry complete this corner of the condo. To the left, the kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating area and is open to the bright living room. On one side of the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. The second, good-sized bedroom is located on the opposite side of the living room. The living room is bright and welcoming. Step out the living room door onto your covered balcony which is a great place to barbecue, relax or entertain. The complex is PET FRIENDLY, allowing one dog or cat. This condo is complete with one underground, heated, titled parking spot and visitor parking is available outside the main doors. Creekside Crossing condo building is conveniently located in the center of Airdrie and is close to shopping, Nose Creek walking trails, Iron Horse Park and all that downtown Airdrie has to offer. Easy access to highway QE2. Call your favorite realtor today to view.