

7402, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2278236



\$289,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, See Remarks, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Furniture Negotiable

This TOP FLOOR two-bedroom, two-bathroom suite offers TWO Parking Stalls in Downtown Airdrie's most desirable location, with beautiful southwest-facing views. With almost 1,000 square feet, the thoughtfully designed layout includes two spacious bedrooms plus a versatile den area. Recent upgrades include new carpeting, vinyl plank flooring, stainless steel appliances, and a custom "blind package, enhancing both comfort and style. The open-concept living space is bathed in natural light from expansive windows, creating a bright and welcoming atmosphere. Elegant kitchen features granite countertops, a breakfast island, soft-close cabinetry, and a dedicated dining area—perfect for everyday living and entertaining alike. The living room opens through patio doors to a generously sized balcony, ideal for hosting guests or simply enjoying the stunning views. The primary bedroom offers a private 3-piece ensuite, while the second bedroom is conveniently located near a full four-piece bathroom. Large foyer with an office nook and in-suite laundry adds further functionality. This well-appointed condo includes one titled underground parking stall and one above-ground surface stall. With numerous upgrades and a walkable location close to Sobeys, Good Earth Cafe, fitness facilities, shops, and transit, this is a true move-in-ready opportunity—simply settle in and enjoy.