

9309, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2287947



\$289,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Electric Gate, Enclosed, Garage Door Opener, Heated Ga		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Geothermal	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Rarely does a three-bedroom layout become available at Creekside Crossing. With 843 sq ft of thoughtfully designed living space in the heart of Downtown Airdrie, this exceptional third-floor residence delivers the perfect balance of functionality, privacy, and walkable convenience. The open-concept living and dining area is bathed in natural light, creating a warm and welcoming atmosphere ideal for both everyday living and entertaining. The well-appointed kitchen features granite countertops, a breakfast island, generous cabinetry, and seamless flow into the main living space. The primary suite offers a private retreat with a walk-through closet leading to a 3-piece ensuite complete with a walk-in shower. Positioned on the opposite side of the unit for added separation, the two additional bedrooms share a spacious 4-piece bathroom—an ideal configuration for families with two children, guests, or a flexible home office setup. In-suite laundry enhances everyday ease, while the heated underground titled parking stall provides year-round comfort. Condo fees include all utilities except electricity, offering exceptional value and predictable monthly expenses. Step outside and enjoy a lifestyle defined by convenience—grocery stores, cafés, restaurants, pharmacies, medical offices, fitness facilities, and transit are all within walking distance. Nearby parks and pathways add to the appeal, while quick access to major routes makes commuting effortless. Whether you are growing into your next chapter or simplifying without compromise, this is a rare opportunity to secure space, comfort, and location in one of Airdrie’s most connected communities. Call today