

**9407, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2293383**



**\$299,700**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Guest, Heated Garage, See Remarks, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, See Remarks	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Stone, Veneer, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Amazing opportunity to own this beautiful top floor unit with titled underground heated parking is located within walking distance to shopping plaza, medical center, stores, fitness center, beauty salons, daycare, restaurants, walking trails/parks, schools, public library and other amenities. This exceptionally rare apartment has 934 SqFt, living space featuring open concept bright floor plan with huge windows allowing lots of natural light, big entrance foyer, huge living space, very functional kitchen with plenty of cupboard/counter space, big kitchen island with breakfast bar area, great size dining area, spacious primary bedroom with walk-in closet and 3pc en-suite bathroom, 2nd bedroom and 2nd full 4pc bathroom, large office, in-suite laundry room with upgraded washer & dryer. You will discover plenty of upgrades like: GRANITE COUNTERTOPS in the kitchen and both bathrooms, upgraded cabinetry, S/S APPLIANCES, etc. It is very quiet, very bright with big windows allowing a lot of natural light, south facing great size balcony. Don't miss it out this unique opportunity in Creekside Village downtown Airdrie! Call for your private viewing today!