

**4317, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2298434**



**\$248,800**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Side By Side, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 510

**Basement:** -

**LLD:** -

**Exterior:** Stone, Stucco, Vinyl Siding

**Zoning:** M3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows

**Inclusions:** n/a

Welcome to your new home at Creekside Village in the heart of downtown—a spacious WEST FACING 2 BEDROOM & DEN, 2-BATHROOM condo with a versatile den designed for modern living. Perfect for couples, small families, or professionals, the den can easily be used as a home office, dining nook, or guest space, adapting to your lifestyle. Step inside to a bright open-concept layout with a wide entrance and a generous living/dining area—ideal for entertaining or relaxing. The upgraded kitchen features GRANITE/QUARTZ countertops, ATAINLESS STEEL appliances, ample cupboard space, and a breakfast bar. A separate in-suite laundry room provides added convenience, while the primary bedroom offers a private 4 PIECE EN SUITE with GRANITE VANITY and soaker tub. The second full bathroom includes a soaker tub and matching granite vanity, and both bedrooms feature large windows and ample closet space for natural light and functionality. Enjoy your morning coffee or evening wind-down on the covered patio and take advantage of 2 TITLED UNDERGORUND SIDE BY SIDE PARKING STALLS (close to the elevator and with the allowance to put storage sheds in them) for year-round security and ease. Located in a vibrant community in Downtown Airdrie, this condo places everything at your fingertips: Midtown Shopping Square, grocery stores (Sobeys), restaurants, coffee shops, salons, medical clinics, pharmacies, day care, yoga/fitness centers, playgrounds, schools, and parks—all just a short walk away.