

7103, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2310904



\$218,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Range Hood Fan, Electric Stove, Dishwasher, Washer/Dryer, Window Coverings, 1 Garage Fob, 2 Main Door Fobs, 1 lamp in living room

*** SELLER IS OFFERING TO COVER FIRST 2 MONTHS CONDO FEES*** Welcome to McKenzie Point, where comfort and convenience come together in this beautifully maintained ground-floor condo. Offering two spacious bedrooms, one full bathroom, titled underground parking, and a titled storage locker, this move-in ready home is perfect for first-time buyers, downsizers, or investors alike. Step inside to a bright and inviting open-concept layout designed for easy everyday living. Just off the front entry, you're welcomed by a versatile dining area that flows seamlessly into the functional kitchen and cozy living room, creating the perfect space for entertaining or relaxing at home. Patio doors lead to your private ground-floor patio, ideal for enjoying your morning coffee or unwinding at the end of the day. Thoughtfully designed with comfort and practicality in mind, this home also features a spacious in-suite storage room complete with a stacked washer and dryer, offering added convenience and extra storage space. Down the hall, you'll find a well-appointed 4-piece bathroom and two generously sized bedrooms filled with natural light. Adding even more value, ALL UTILITIES are included in the condo fees, making ownership simple and stress free. With ground-floor accessibility, titled underground parking, a titled storage locker, and a fantastic location close to amenities, parks, shopping, and transit, this home truly checks all the boxes. Don't miss your opportunity to own this incredible condo in McKenzie Point!