

**3407, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2336048**



**\$239,700**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 693 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                  | <b>Condo Fee:</b> | \$ 376 |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | M3     |
| <b>Foundation:</b> | -                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** All shades/blinds

Life is good here!!! This top floor, 2-bedroom, 2-bathroom home offers a less common floor plan that creates separation, privacy, and a warm, inviting place to call home. With no neighbours above, the open living area sits comfortably between the two bedrooms, giving each its own space while keeping the heart of the home bright and connected. The larger kitchen offers granite countertops, updated stainless steel appliances, generous workspace, and a sit-up eating area that opens naturally into the living area. Large windows invite plenty of natural light in, creating an easy space for quiet evenings at home or gathering with friends. Tucked beyond the kitchen, the separate laundry room with updated dark grey washer and dryer keeps laundry and additional storage conveniently away from the main living space. The spacious primary bedroom features a walk-through closet leading to its private 4-piece ensuite. On the opposite side of the living area, the second bedroom provides a comfortable space for family, guests, a roommate, or a home office. Creekside Crossing puts you right in the heart of Airdrie, with shopping, restaurants, coffee shops, services, parks, and the Nose Creek pathway system all close by. Guest parking is conveniently located out front, and the pet-friendly complex allows one dog or cat, subject to condominium bylaws and approval. A thoughtfully designed, well cared for home offering comfortable condo living in a location that makes everyday life easy.