

4101, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2342632



\$289,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Composite Siding, Stone

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 576

LLD: -

Zoning: M3

Utilities: -

Inclusions: N/A

****OPEN HOUSE SEP 5TH SAT, 1PM TO 3PM & SEP 6TH SUN, 12PM TO 2PM**** NEARLY 1,000 sq. ft. ON THE GROUND FLOOR, SPOTLESS INSIDE, AND EVERYDAY CONVENIENCE RIGHT OUTSIDE YOUR DOOR. Welcome to Creekside Crossing in Downtown Airdrie. This exceptionally clean 2 bedroom plus den, 2 full bathroom home has been kept in outstanding condition. This is one of those homes where you can tell the owner has been particular about how it is maintained. At approximately 972 sq. ft., the layout gives you space that is becoming harder to find in condo living. There is a proper dining area, generous living room, versatile den, and a spacious primary bedroom with walk through closet and private ensuite. The kitchen features granite countertops, stainless steel appliances and plenty of cabinetry. Updated zebra blinds were installed in 2023, along with a new washer and dryer in late 2022. You also have 1 TITLED UNDERGROUND PARKING stall, while the ground floor location makes coming and going refreshingly simple. Groceries, guests, pets, deliveries and everyday errands are just easier when there is no elevator ride between you and your front door. And this is a location that can genuinely change your daily routine. Sobeys is directly across the street, with coffee, restaurants, fitness, professional services and everyday shopping all within an easy walk. Schools, parks, pathways and Nose Creek are also nearby. Park underground and leave the car there. This is clean, spacious, move in ready condo living in a part of Airdrie where so much of what you need is already around you.