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4118, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2353070

$189,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	1	**Baths:**	1
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 421
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	**Zoning:**	M3
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

**OPEN HOUSE SAT AND SUN Oct 17-18th 2-4PM. Nestled within the vibrant heart of Downtown Airdrie, this meticulously maintained apartment presents an exceptional opportunity for discerning buyers seeking a convenient and comfortable lifestyle with direct main floor access. Occupying a single level within a low-rise structure, this conventional condo offers a welcoming space with 678.4 square feet of living area. Inside, the flooring transitions seamlessly with newer vinyl plank flooring throughout the living areas to granite counters within the kitchen, creating a clean and modern aesthetic. The bedroom is spacious with a walk-thru closet and a cheater door to the full 4-piece bathroom. You will love the living space this unit has to offer. The spacious kitchen flows seamlessly into the main living area and features granite countertops, double sinks, and a convenient eat-up island. The generous living and dining area offer plenty of room to relax and entertain, with direct access to a private, tree-lined patio—perfect for enjoying a peaceful outdoor retreat. Laundry convenience is built right into the unit with an integrated laundry area. One assigned underground parking stall ensures secure vehicle storage, while visitor parking further enhances accessibility which is directly in front of the unit door. Residents appreciate the thoughtfully planned community amenities, including secured parking, trash removal, elevator access, and visitor parking. Situated within this beautiful SW Airdrie community, the apartment benefits from proximity to schools, shopping, and well-lit sidewalks, making it ideal for those seeking an effortless urban living experience.

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