

**3309, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2204259**



## \$292,500

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, See Remarks		

**Inclusions:** N/A

Attention first-time home buyers and down-sizers! This 761 sq ft, 2 BEDROOM, 2 BATH, CORNER UNIT CONDO is AFFORDABLE AND MOVE-IN READY. Upon entering, you are greeted by an open-concept design. To the right, is a flex space that could be used as a formal dining area or an office and a 4 piece bathroom and in-suite laundry. The kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating bar and is open to the bright living room. Off the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. Another good-sized bedroom is located on the opposite side of the living room. Step out the living room door onto your covered balcony which is a great place to relax or barbeque. The complex is PET FRIENDLY, allowing one dog or cat. This condo is complete with one underground, heated, titled parking spot. Minimize home demands and maximize life experiences. Just lock and go. Conveniently located in the center of Airdrie, it is in walking distance to groceries, restaurants, and shopping and has easy access to highway QE2. Call today to schedule your tour.