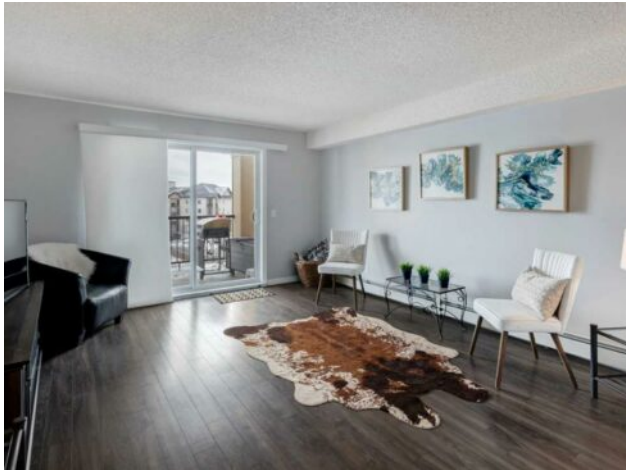


8420, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2196317



\$249,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	830 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, See Remarks, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Blinds & Curtain Rods

****New Price**** This TOP FLOOR unit w/TITLED, UNDERGROUND PARKING is being offered for sale by its long term owner. This home has been lovingly cared for & is now ready for someone new to make it home, or perhaps turn it into an investment property. This is a very popular style in the complex because of the layout - there is ample storage, a dedicated laundry room, generous kitchen & SPACE FOR A DINING TABLE IF DESIRED. The current owner has taken out all of the carpet and replaced it w/laminate flooring. There are 2 bedrooms & the 4 pc bath is a good size. All of the appliances are included in this home, inc washer and dryer. The heated, underground parking is kept clean & maintained. This is one of the rare complexes where your condo fees include ALL UTILITIES, even ELECTRICAL. Outside find a sunny SOUTH DECK facing the pond. This one is worth a look!