

**8409, 403 Mackenzie Way SW**  
**Airdrie, Alberta**

**MLS # A2207973**



**\$295,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	N/A
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Welcome to this bright and modern top-floor condo in the heart of downtown Airdrie! Featuring 2 bedrooms, 2 full bathrooms, and a versatile den, it's perfect for young professionals, small families, or anyone working from home. The den offers the ideal space for a home office or study area, while the open-concept layout creates a spacious, airy feel. With 765 sq ft of well-designed living space, this unit is flooded with natural sunlight throughout the day. Enjoy the ease of titled, heated underground parking, especially during Alberta winters. Step outside and find grocery stores, fitness centres, and bus stops just a short walk away. Located in a vibrant and walkable community, everything you need is close to home. Whether you're commuting to Calgary or working remotely, this location is hard to beat. A fantastic opportunity for those seeking comfort, convenience, and value in Airdrie's downtown with low condo fees!