

# \$292,500 - 3309, 403 Mackenzie Way Sw, Airdrie

MLS® #A2204259

## \$292,500

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

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.

Built in 2013

## Essential Information

MLS® # A2204259

Price \$292,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3309, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B3V7                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Elevator, See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 110              |

Zoning M3

## Listing Details

Listing Office REMAX ACA Realty

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