

# \$254,999 - 4315, 403 Mackenzie Way Sw, Airdrie

MLS® #A2223254

## \$254,999

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.02 Acres

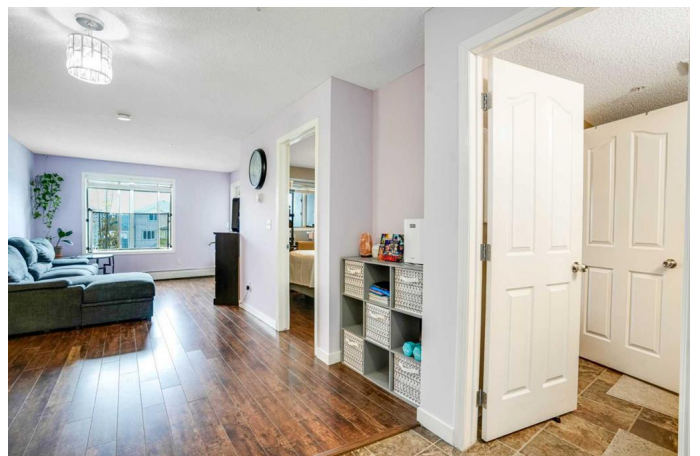
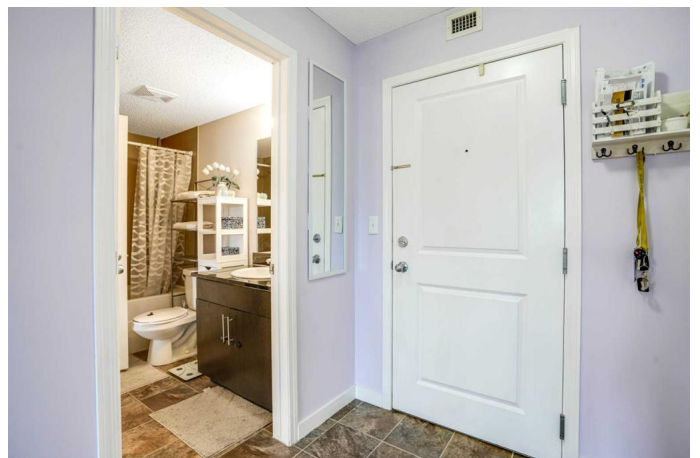
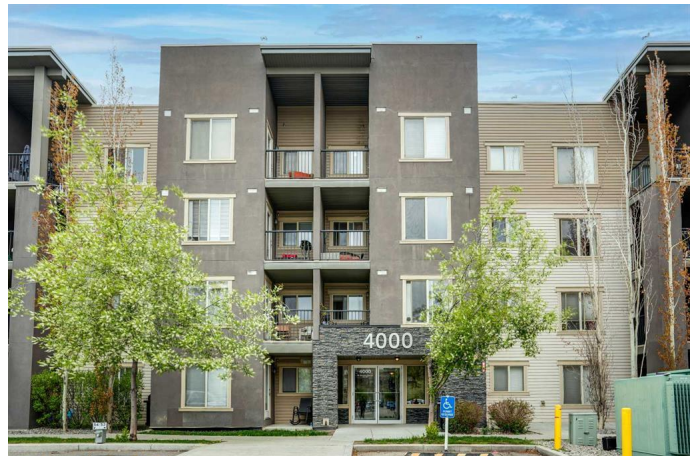
Downtown., Airdrie, Alberta

PRICE REDUCED to \$254,999, and No CONDO Fee for 4 months.

A well-designed, TRENDY unit in the Creekside Crossing complex. Step inside a spacious entryway that leads into a FUNCTIONAL OPEN-CONCEPT Kitchen with stunning Granite Countertops, full-height cabinetry, a stylish tile backsplash, and AMPLE STORAGE / PANTRY; a durable Laminate floors, a SPACIOUS LIVING Room with EXPANSIVE WINDOWS allowing sunny natural light to brighten the interior, provides direct access to your covered balcony. Boasting a SPACIOUS two-bedroom suite with Ample CLOSET Space. The primary bedroom features a Walk-In Closet with a DOOR and Direct ACCESS to the four-piece bathroom - it is designed for the accessibility of guests and the second bedroom.

A dedicated In-SUITE Stacked Laundry unit for convenience; well-maintained and FRESHLY PAINTED throughout; a titled, HEATED Underground parking just mere steps from the elevator; several ABOVE-GROUND Visitor parking spaces are readily available for visitors. The CONDO FEES include Heat and Water.

This is a well-managed building with a low-maintenance lifestyle in an excellent location. Experience the best of Airdrie living with all the essential amenities you need just minutes away: the nearby shops, grocery stores, URGENT Care & Laboratory services, Library, parks, playgrounds, public transit,



restaurants, and more. Easy access to Highway 2 and Stoney Trail.

It is a fantastic opportunity to own a space .. this is a ready MOVE-IN unit to be your new home! A Must-see, book your showing today ..

P.S: Explore the property from any angle, watch the 3D tour! Enjoy.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223254          |
| Price          | \$254,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 696               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4315, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Secured Parking, Storage, Trash, Visitor Parking, Service Elevator(s), Snow Removal |
| Parking Spaces | 1                                                                                   |
| Parking        | Stall, Underground, Heated Garage, Titled                                           |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked                                                |
| Heating           | Baseboard                                                                                                                        |
| Cooling           | None                                                                                                                             |
| # of Stories      | 4                                                                                                                                |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 61             |
| Zoning         | M3             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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