

# \$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, Washer/Dryer, See Remarks
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	24

Zoning M3

## **Listing Details**

Listing Office RE/MAX ACA Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.