

2108, 403 Mackenzie Way SW  
Airdrie, Alberta

MLS # A2229057



**\$284,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 761 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                | <b>Condo Fee:</b> | \$ 465 |
| <b>Basement:</b>   | None                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding                                                      | <b>Zoning:</b>    | M3     |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** Visitor parking pass

PET FRIENDLY, GROUND FLOOR 2 BED/2 BATH, PLUS FLEX ROOM, SOUTH FACING PRIVATE PATIO!-Welcome to Creekside Crossing! This beautiful ground-floor condo offers two bedrooms, two bathrooms and a versatile flex room, all in a thoughtfully designed layout that's bright, open, and welcoming. Enjoy the sunny south exposure from your spacious living room, which is filled with natural light thanks to a large window. The kitchen is well-appointed with sleek black granite countertops, stainless steel appliances, and ample cabinet space. Adjacent to the kitchen, the flex room is perfect for a home office, craft area, or extra storage. The primary suite features a walk-through closet and a private ensuite with a large tile & glass shower. The second bedroom is generously sized and also benefits from a sunny south-facing window. In-suite laundry, a heated and secure underground parking stall and ample visitor parking are all sure to please! A large south-facing patio is the perfect space for morning coffee or a BBQ with friends. Located close to medical offices, restaurants, coffee shops, and a variety of retail options as well as the popular Iron Horse Park, this location truly offers the best of both convenience and lifestyle. Make Creekside Crossing your new home today!