

6204, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2246733



\$246,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 846 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--------------------------|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 593 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC-7 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: n/a

Gorgeous two bedroom, second floor suite offering a lovely floor plan, overlooking the pond at Mackenzie Pointe. The suite has been freshly painted throughout and showcases brand new luxury vinyl plank flooring. The open layout offers a good-sized modern kitchen open to the living and dining rooms. Covered balcony with sliding patio door offers a gas BBQ for your convenience. You'll love the upgraded stainless steel kitchen appliances including a brand new stove, ample counter and cabinet space. Washer & dryer has been upgraded. 2 bedrooms, 4 piece main bath, laundry room complete the suite. The parking stall is close by, just to the left of the front doors. All utilities (including unit electricity – so nice!) are included in the condo fees, making budgeting easy and stress-free. Situated in central Airdrie, conveniently located close to schools, shopping, restaurants, and public transit, with quick access to Cross Iron Mills Mall, Calgary International Airport. Ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a central location. Available for immediate occupancy. Don't miss this rare opportunity to own a great unit in a prime location with unbeatable value — schedule your private showing today.