

**9113, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2273359**



**\$284,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Downtown  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                   |
| <b>Size:</b>     | 886 sq.ft.  | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Guest, Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 532 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding  | <b>Zoning:</b>    | M3     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage |                   |        |
| <b>Inclusions:</b> | n/a  |                   |        |

**\*PRICE REDUCED!!\*** Welcome to 9113, 403 Mackenzie Way. This inviting two bedroom, two bathroom condo is a great fit for first time buyers or anyone looking for a smart investment. Being on the main floor in a southwest corner spot, it offers extra privacy and plenty of sunshine throughout the day. The covered balcony is the perfect place to enjoy your morning coffee or watch the evening sunset. Inside, the open concept design feels bright and welcoming. The kitchen has stainless steel appliances, lots of counter space and a breakfast bar for casual meals. The living and dining areas flow together, making it easy to relax or entertain friends. The primary bedroom has a walk through closet that leads to a four piece ensuite. The second bedroom is on the opposite side of the unit for added privacy, with its own full bathroom nearby. There is also in suite laundry and plenty of storage space. You will love the titled underground heated parking, especially in the winter months. The location is fantastic, within walking distance to coffee shops, restaurants, shopping, parks and transit. Whether you are looking for your first home or a low maintenance rental, this condo is a great opportunity in a great spot. \*Some photos have been virtually staged\*