

**8401, 304 MacKenzie Way SW  
Airdrie, Alberta****MLS # A2282493****\$243,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Electric convection stove with air fryer mode, refrigerator, microwave with hood fan, dishwasher, stacked washer and dryer

Welcome to MacKenzie Pointe, a well-maintained condo complex ideally located in the heart of Airdrie. This updated top-floor corner, 2-bedroom, 1-bathroom unit offers exceptional privacy with no neighbours above and only one shared wall. Enjoy a walkable lifestyle just steps from shopping, restaurants, health services, and the pathways and activities of Nose Creek Park. Inside, the bright corner layout creates an open, welcoming feel. The kitchen features contemporary coloured cabinetry and stainless steel appliances (2022), including a convection oven with air-fryer function, dishwasher, microwave with hood fan, and a refrigerator with bottom-drawer freezer. A farmhouse sink with pull-down faucet adds both style and everyday practicality. Recent updates include a new washer and dryer (2025), updated switch plates, upgraded lighting, and ceiling fans in both bedrooms. Foil-lined sunshades in the kitchen and living room improve year-round comfort, while mirrored closet doors enhance light and storage. The bathroom features a professionally refinished bathtub that's easier to clean. Step outside to a large two-sided balcony, perfect for relaxing or enjoying evening sunsets. The unit includes titled, heated underground parking located near the elevator, complete with a lockable storage area. Condo fees conveniently cover electricity, heat, water, sewer, and waste removal. A rare combination of location, privacy, and thoughtful updates within MacKenzie Pointe &mdash; this is condo living done right.