



GRASSROOTS
REALTY GROUP

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**1305, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2300210



\$260,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Mixed, Other, See Remarks, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

LARGE PRICE ADJUSTMENT!!! Step into this freshly painted, beautifully refreshed condo offering a smart and spacious layout in the heart of Airdrie. With over 760 sq ft, this 2-bedroom, 2-bathroom plus large den unit showcases recent upgrades including new flooring, tile work, and plush carpet, giving the home a crisp, modern feel. The open design creates a seamless flow between the kitchen, dining, and living areas, ideal for both relaxing and hosting. The kitchen is well-appointed with contemporary finishes, generous cabinet space, and an eat-up counter for casual dining. Natural light pours in through large windows, while the covered balcony provides a comfortable outdoor space for lounging or BBQs. The primary suite features a walk-through closet and a private ensuite with upgraded finishes, while the second bedroom is thoughtfully set apart near another full bathroom. A separate den adds flexibility for a home office, hobby space, extra storage or even a guest bedroom space. Additional highlights include in-suite laundry, titled underground parking, and ample visitor stalls. Located just steps from everyday amenities, dining, parks, and pathways, this move-in-ready home offers a convenient lifestyle suited to a variety of buyers. Don't miss this opportunity to own a beautiful condo, book your showing today!