

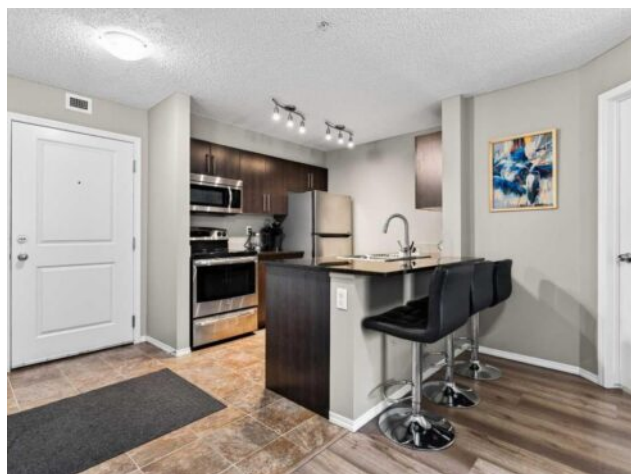


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**9103, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2313436



\$230,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Stone, Stucco, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 399

LLD: -

Zoning: M3

Utilities: -

Inclusions: NA

Tucked into the vibrant and rapidly growing community of Southwinds in Airdrie, this beautifully maintained 2-bedroom + den apartment offers the perfect blend of space, functionality, and value. Southwinds is one of Airdrie's most sought-after communities, known for its family-friendly atmosphere, scenic walking paths, and convenient access to all amenities. Amenities include shopping, restaurants, schools, and parks. All just minutes away. With quick access to Highway 2, commuting to Calgary is a breeze, making this an ideal home for professionals, young families, or savvy investors alike. Step inside and you're immediately greeted by a bright, open-concept layout with new luxury vinyl plank flooring that flows seamlessly through the main living areas, giving the home a clean, modern feel. The well-appointed kitchen features dark espresso cabinetry, granite countertops, a central island with breakfast bar seating, and a full suite of stainless steel appliances perfect for cooking and entertaining. The kitchen opens effortlessly into the spacious living area, where large windows bathe the space in natural light and a private balcony extends your living outdoors. The primary bedroom is a generous retreat, complete with a walk-in closet and a private 4-piece ensuite. The second bedroom is well-sized and versatile, currently used as a bedroom and home office combo. A separate den adds even more flexibility, ideal as a dedicated home office, reading nook, or hobby space. A second full 4-piece bath serves the remainder of the home, and in-suite laundry rounds out the suite's practical appeal. At 816 sq ft of exterior area with 759 sq ft of usable interior space, this is one of the larger apartment footprints available in this price range. The unit also features a covered balcony, in-suite storage, and access to titled parking. Whether you're looking for a comfortable place to call

home or a strong addition to your investment portfolio, #403 checks all the boxes. Don't miss this one.