



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4317, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2324086

\$234,800



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	M3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Vinyl Windows, Wired for Data		

Inclusions: Air Conditioning Unit (AS-IS)

Welcome to your new home at Creekside Village in the heart of downtown—a spacious WEST FACING 2 BEDROOM & DEN, 2-BATHROOM condo with a versatile den designed for modern living. Perfect for couples, small families, or professionals, the den can easily be used as a home office, dining nook, or guest space, adapting to your lifestyle. Step inside to a bright open-concept layout with a wide entrance and a generous living/dining area—ideal for entertaining or relaxing. The upgraded kitchen features GRANITE/QUARTZ countertops, ATAINLESS STEEL appliances, ample cupboard space, and a breakfast bar. A separate in-suite laundry room provides added convenience, while the primary bedroom offers a private 4 PIECE EN SUITE with GRANITE VANITY and soaker tub. The second full bathroom includes a soaker tub and matching granite vanity, and both bedrooms feature large windows and ample closet space for natural light and functionality. Enjoy your morning coffee or evening wind-down on the covered patio and take advantage of 2 TITLED UNDERGORUND SIDE BY SIDE PARKING STALLS (close to the elevator and with the allowance to put storage sheds in them) for year-round security and ease. Located in a vibrant community in Downtown Airdrie, this condo places everything at your fingertips: Midtown Shopping Square, grocery stores (Sobeys), restaurants, coffee shops, salons, medical clinics, pharmacies, day care, yoga/fitness centers, playgrounds, schools, and parks—all just a short walk away.