



GRASSROOTS
REALTY GROUP

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8223, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2325218



\$215,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering an ideal combination of comfort, privacy, and convenience. Featuring a bright open-concept layout, this home has been refreshed with new LUXURY VINYL PLANK FLOORING throughout, creating a clean and modern feel. The kitchen offers ample counter space, and a raised eating bar, while seamlessly connecting to the spacious dining and living areas. Large sliding patio doors fill the home with natural light and lead to one of this unit's standout features, an exceptionally PRIVATE covered balcony surrounded by mature trees, providing a peaceful outdoor space that's perfect for enjoying your morning coffee or unwinding after a long day. The thoughtfully designed floor plan places the two bedrooms on opposite sides of the unit, offering excellent privacy for roommates, guests, or a home office. The spacious primary bedroom features dual closets, a renovated 3-piece ensuite, and a ceiling fan for added comfort. The second bedroom is generously sized with a large window that fills the space with natural light, while a full second bathroom adds everyday convenience. Additional highlights include IN-SUITE laundry with extra storage, a TITLED HEATED UNDERGROUND PARKING STALL, and condo fees that include HEAT, WATER, and ELECTRICITY, helping simplify your monthly expenses. Recently painted, professionally cleaned, and available for immediate possession, this move-in-ready home is an outstanding opportunity for first-time buyers, downsizers and investors alike. Ideally located close to Fletcher Park, Woodside Golf Course, Sobeys, restaurants, shopping, public transit, and other everyday amenities, this home offers exceptional value in a convenient location.

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