



GRASSROOTS
REALTY GROUP

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**4304, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2328734



\$246,500

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: n/a

WATCH VIDEO: Welcome to this move-in-ready, perfectly situated condo featuring brand-new hardwood floors throughout, beautifully complemented by fresh paint on all walls, doors, baseboards, and trims. It offers the ultimate blend of SUPER QUIET PRIVACY and UNBEATABLE CONVENIENCE in Creekside Crossing, right in the heart of Downtown Airdrie. This beautifully maintained TWO-BEDROOM, TWO-BATHROOM home features a highly desirable split floorplan, boasting a spacious primary bedroom with a private ENSUITE BATHROOM. The bright, open-concept living area flows seamlessly into a modern kitchen, upgraded with QUARTZ COUNTERTOPS, STAINLESS STEEL appliances, and a 2025 dishwasher for effortless daily living. You will love the added practicality of an in-suite laundry room providing extra storage. Completing this incredible unit is a LARGE TITLED PARKING SPACE with enough room to place a SHED FOR ADDITIONAL STORAGE. Step outside and enjoy a highly walkable lifestyle just moments from grocery stores, coffee shops, medical services, and local parks. Offering a peaceful escape without sacrificing access to urban amenities, this move-in-ready gem is an exceptional find.