



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6210, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2329371



\$259,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Attention first-time home buyers, small families, investors and down-sizers! This 2 Bedroom plus a Den, 2 full bath unit is affordable and Move-in ready. Located in Airdrie's prime location, this cozy unit comes with a decent size den, kitchen with beautiful granite counter-tops, good size balcony, and a titled heated underground parking (stall #935). The master bedroom has a walk-thru closet that leads to the 4 pc ensuite, and this unit has an in-suite washer & dryer. Only approximately 15-20 min drive to Calgary, it is conveniently located within walking distance to Sobeys & other grocery stores, restaurants, coffee shops, gymns, banks, medical offices, with easy access to Yankee Valley Blvd and Stoney Trail. Don't miss out this great opportunity!