



GRASSROOTS
REALTY GROUP

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**7103, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2329709



\$198,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Range Hood Fan, Electric Stove, Dishwasher, Washer/Dryer, Window Coverings, 1 Garage Fob, 2 Main Door Fobs, 1 lamp in living room

Welcome to McKenzie Point, where comfort, convenience, and exceptional value come together in this beautifully maintained ground-floor condominium. Offering 851 sq. ft. of bright, functional living space, this move-in-ready home is perfect for first-time buyers, downsizers, or investors. The open-concept layout features a spacious living and dining area that flows seamlessly into the well-appointed kitchen, creating an inviting space for both everyday living and entertaining. Large patio doors flood the home with natural light and open onto your private ground-floor patio, an ideal spot to enjoy your morning coffee or unwind at the end of the day. The thoughtfully designed floor plan includes two generously sized bedrooms, a full 4-piece bathroom, and a large in-suite laundry and storage room with a stacked washer and dryer, offering plenty of additional storage. This home also comes complete with a titled heated underground parking stall and a separate titled storage locker for added convenience and peace of mind. Even better, ALL utilities are included in the condo fees, making homeownership simple and budget-friendly. Ideally situated close to shopping, restaurants, parks, schools, walking paths, public transit, and every essential amenity, this home offers an unbeatable combination of comfort, practicality, and location. Whether you're looking for your first home, an easy-care lifestyle, or a fantastic investment opportunity, this exceptional McKenzie Point condo is one you won't want to miss.