



GRASSROOTS
REALTY GROUP

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2403, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2331163

\$265,000



Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/a
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Welcome to this beautifully maintained top-floor unit featuring 2 bedrooms, 2 bathrooms, and a versatile den/bonus space. This home includes 2 parking stalls—one underground heated stall and one above-ground stall. The bright, open-concept layout features a well-appointed kitchen with granite countertops, stainless steel appliances, ample cabinetry, and a large breakfast bar. The spacious living room provides separation between the bedrooms for added privacy. The primary bedroom offers a walk-through closet and 4-piece ensuite, while the second bedroom is a great size for guests or family. Enjoy the convenience of in-suite laundry and relax on your private balcony while taking in beautiful evening sunset views. With a functional layout, great storage, and an ideal top-floor location, this home is a must see!