



GRASSROOTS
REALTY GROUP

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**7411, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2331317



\$299,999

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 598
LLD:	-
Zoning:	M3
Utilities:	-

Inclusions: Mail Key, Shelving in Storage Room, Portable Air Conditioner

Top-floor corner units with two titled underground parking stalls are a rare offering—especially when paired with nearly 1,000 square feet of thoughtfully designed living space in one of Creekside Crossing's most desirable locations. Perfectly positioned in the heart of Downtown Airdrie, this northeast corner residence enjoys beautiful morning sunshine, enhanced privacy, excellent natural airflow, and the year-round convenience of two heated, titled underground parking stalls. The open-concept design is filled with natural morning light, while the coveted corner location creates an airy feel throughout the home. The well-appointed kitchen offers granite countertops, a large island, and an effortless flow into the dining and living areas. A spacious private balcony extends your living space outdoors, creating the perfect place to enjoy your morning coffee. The thoughtfully designed layout offers excellent separation between the two bedrooms. The spacious primary retreat features a walk-in closet and private three-piece ensuite, while the second bedroom is ideally positioned beside a full four-piece bathroom. A versatile den provides the perfect space for a home office, reading nook, or additional flex space, complemented by the convenience of in-suite laundry. An exceptional feature is the inclusion of two heated, titled underground parking stalls. One stall is currently rented on a month-to-month basis, creating an opportunity for immediate supplemental income or the flexibility to reclaim it for your own use. For added summer comfort, a portable air conditioning unit is also included. Located directly across from the Creekside Crossing shopping district, you'll enjoy cafés, grocery shopping, restaurants, fitness facilities, professional services, and transit just steps from your front door. Whether you're looking to downsize, purchase a spacious home in a walkable community, or

expand your investment portfolio, this exceptional residence offers an outstanding combination of location, lifestyle, and long-term value.