

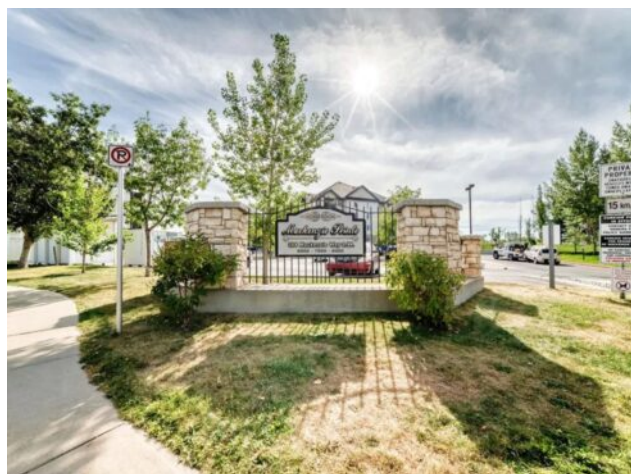


GRASSROOTS
REALTY GROUP

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8101, 304 Mackenzie Way SW
Airdrie, Alberta

MLS # A2341516



\$206,000

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	See Remarks, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: NA

THE MOST ACCESSIBLE UNIT IN THE BUILDING. Welcome to this bright and spacious END UNIT WITH 2 PARKING STALLS offering extra windows and abundant natural light, and a fantastic green-space outlook! The functional kitchen features crisp white built-in appliances, plenty of cabinetry, and opens into a generous living area surrounded by windows. Step outside to your private patio overlooking beautifully manicured rolling lawns—the perfect spot for morning coffee or summer evenings. The bathroom features a relaxing soaker tub, while TWO PARKING STALLS add incredible value, including a heated underground stall conveniently located close to the unit plus an additional surface stall. Easy access to the side entrance makes everyday living even more convenient. Located in a secure, well-maintained building in the heart of Airdrie, you’re just minutes from shopping, restaurants, amenities, and major routes. Extra windows, two parking stalls, green-space views, and a great location—this one checks all the boxes!