



GRASSROOTS
REALTY GROUP

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2206, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2347939

\$294,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: OTR Microwave, Key Fob for Underground Parking

Move-in-ready condo living in one of Airdrie's most walkable locations. This 2 bedroom corner unit gets beautiful South AND East sun, and windows on two sides bring a cross breeze from the bedrooms through to the patio door. The living area is HUGE. There's room for a sectional, cozy chairs, a dining set, a coffee station and even a yoga or workout corner! The kitchen has been freshly updated with a NEW STOVE, OVER-THE-RANGE MICROWAVE AND DISHWASHER, PLUS NEW QUARTZ COUNTERTOPS, AN UNDERMOUNT SINK AND A NEW FAUCET INSTALLED JUST WEEKS AGO. The carpets are also in excellent condition. The foyer has plenty of room for a bench and a large rug, with a spacious front hall closet for coats. The laundry closet has room for all your bulk storage, and because it sits at the front of the unit, a late-night load won't wake anyone sleeping in the bedrooms. The main bathroom is bright and roomy with a walk-in shower. The second bedroom is the sunniest room in the home and fits a queen bed with end tables and a dresser easily, or it would make a great home office or gym. The primary suite is long and flexible. You can place the bed a few different ways and still have room for a dresser and a bench at the foot of the bed. It also has a double-door closet and a clean ensuite with a tub/shower combo. THE PARKING IS A STANDOUT - You get two side-by-side titled stalls RIGHT BESIDE the elevator door. Groceries, guests, pets and deliveries are all easier this way. The quiet staircase beside the unit also gives you a quick way out for your morning walk. The location will make your life easier!! Sobeys is directly across the street, and coffee, restaurants like Ferraro Italian and OJ's, a yoga studio, fitness, professional services and shopping are all an easy walk away. You could be at the restaurant downstairs or in your down dog at the

studio in about 3 MINUTES! Schools, parks, pathways and Nose Creek are nearby too. Park underground and leave the car there! This condo is clean, spacious and ready to move into, in a part of Airdrie where so much of what you need is right outside your door.