

# \$295,000 - 8409, 403 Mackenzie Way Sw, Airdrie

MLS® #A2207973

## \$295,000

2 Bedroom, 2.00 Bathroom, 765 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to this bright and modern top-floor condo in the heart of downtown Airdrie! Featuring 2 bedrooms, 2 full bathrooms, and a versatile den, it's perfect for young professionals, small families, or anyone working from home. The den offers the ideal space for a home office or study area, while the open-concept layout creates a spacious, airy feel. With 765 sq ft of well-designed living space, this unit is flooded with natural sunlight throughout the day. Enjoy the ease of titled, heated underground parking, especially during Alberta winters. Step outside and find grocery stores, fitness centres, and bus stops just a short walk away. Located in a vibrant and walkable community, everything you need is close to home. Whether you're commuting to Calgary or working remotely, this location is hard to beat. A fantastic opportunity for those seeking comfort, convenience, and value in Airdrie's™ downtown with low condo fees!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207973  |
| Price          | \$295,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 765       |
| Acres          | 0.02      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8409, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                   |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | M3              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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