

\$254,999 - 4315, 403 Mackenzie Way Sw, Airdrie

MLS® #A2223254

\$254,999

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.02 Acres

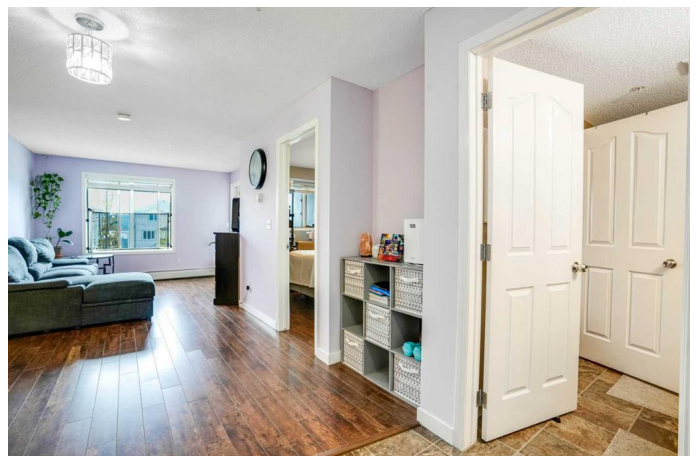
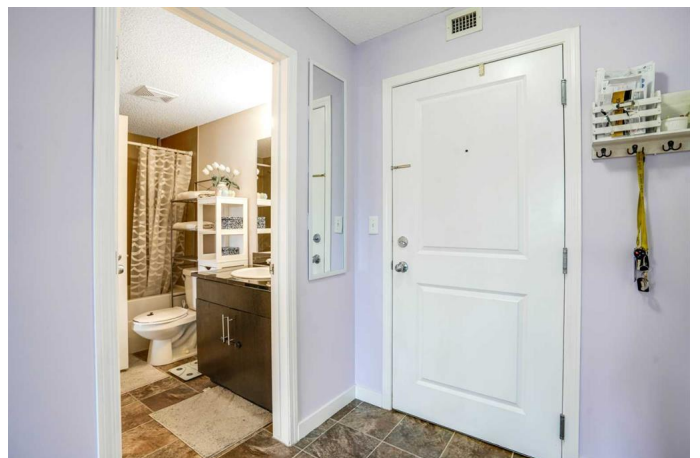
Downtown., Airdrie, Alberta

PRICE REDUCED to \$254,999, and No CONDO Fee for 4 months.

A well-designed, TRENDY unit in the Creekside Crossing complex. Step inside a spacious entryway that leads into a FUNCTIONAL OPEN-CONCEPT Kitchen with stunning Granite Countertops, full-height cabinetry, a stylish tile backsplash, and AMPLE STORAGE / PANTRY; a durable Laminate floors, a SPACIOUS LIVING Room with EXPANSIVE WINDOWS allowing sunny natural light to brighten the interior, provides direct access to your covered balcony. Boasting a SPACIOUS two-bedroom suite with Ample CLOSET Space. The primary bedroom features a Walk-In Closet with a DOOR and Direct ACCESS to the four-piece bathroom - it is designed for the accessibility of guests and the second bedroom.

A dedicated In-SUITE Stacked Laundry unit for convenience; well-maintained and FRESHLY PAINTED throughout; a titled, HEATED Underground parking just mere steps from the elevator; several ABOVE-GROUND Visitor parking spaces are readily available for visitors. The CONDO FEES include Heat and Water.

This is a well-managed building with a low-maintenance lifestyle in an excellent location. Experience the best of Airdrie living with all the essential amenities you need just minutes away: the nearby shops, grocery stores, URGENT Care & Laboratory services, Library, parks, playgrounds, public transit,



restaurants, and more. Easy access to Highway 2 and Stoney Trail.

It is a fantastic opportunity to own a space .. this is a ready MOVE-IN unit to be your new home! A Must-see, book your showing today ..

P.S: Explore the property from any angle, watch the 3D tour! Enjoy.

Built in 2013

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2223254 |
| Price | \$254,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 696 |
| Acres | 0.02 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 4315, 403 Mackenzie Way Sw |
| Subdivision | Downtown. |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3V7 |

Amenities

| | |
|----------------|---|
| Amenities | Secured Parking, Storage, Trash, Visitor Parking, Service Elevator(s), Snow Removal |
| Parking Spaces | 1 |
| Parking | Stall, Underground, Heated Garage, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 54 |
| Zoning | M3 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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