

# \$294,000 - 8213, 304 Mackenzie Way Sw, Airdrie

MLS® #A2242672

**\$294,000**

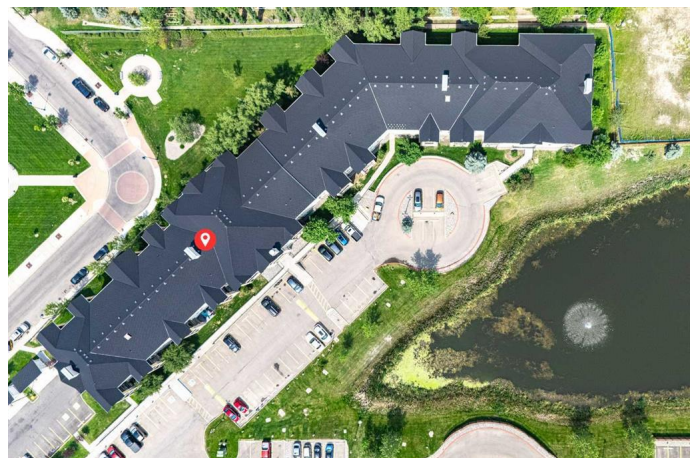
2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Unique chance! Experience the best of Downtown Airdrie living in this exceptional unit! Boasting 1,055 square feet of meticulously renovated space, this 2nd-floor condo offers an incredible opportunity. From the moment you step inside, you'll be captivated by the abundant natural light streaming through the expansive windows, creating an airy, open feel throughout the day. As one of the largest floor-plans in the entire development, this unit provides generous living and dining areas, seamlessly flowing into a stylish, functional kitchen. Home chefs will appreciate the upgraded wood cabinetry, sleek stainless appliances, and a convenient breakfast bar â€” perfect for entertaining or casual meals. This thoughtfully designed condo features two spacious bedrooms, including a primary suite with a walk-through closet and a private 3-piece ensuite. A second full 4-piece bathroom and a versatile den (ideal for a home office, gym, or quiet retreat) offer ultimate flexibility.

The large living room with a gas fireplace leads to the spacious private balcony with gas barbecue hook ups and a fantastic view of the park! Enjoy the comfort of in-suite laundry and storage! The balcony includes a gas hook up for your BBQ and no building behind you for privacy. Adding to the convenience are two parking stalls: one titled, underground and heated, and another surface stall directly in front of the building. Located in a highly sought-after, well-managed complex with



ample visitor parking, you'll enjoy quick access to walking paths, schools, shops, public transit, and major routes. This bright, inviting space is truly a must-see! Schedule your private showing today!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242672          |
| Price          | \$294,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,055             |
| Acres          | 0.02              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8213, 304 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3H8                    |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Storage, Laundry              |
| Parking Spaces | 2                                                               |
| Parking        | Heated Garage, Parkade, See Remarks, Stall, Titled, Underground |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings |

|                 |                                      |
|-----------------|--------------------------------------|
| Heating         | Baseboard                            |
| Cooling         | None                                 |
| Fireplace       | Yes                                  |
| # of Fireplaces | 1                                    |
| Fireplaces      | Gas, Living Room, Other, See Remarks |
| # of Stories    | 4                                    |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Storage                                |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame, See Remarks |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 21              |
| Zoning         | DC-7            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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