

# \$249,900 - 8420, 304 Mackenzie Way Sw, Airdrie

MLS® #A2196317

**\$249,900**

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.02 Acres

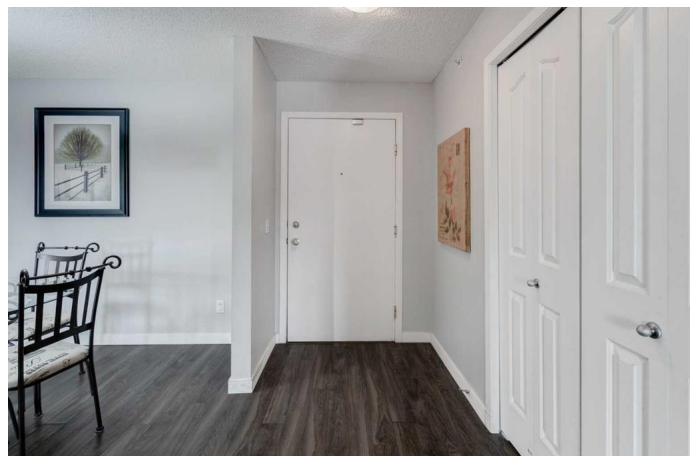
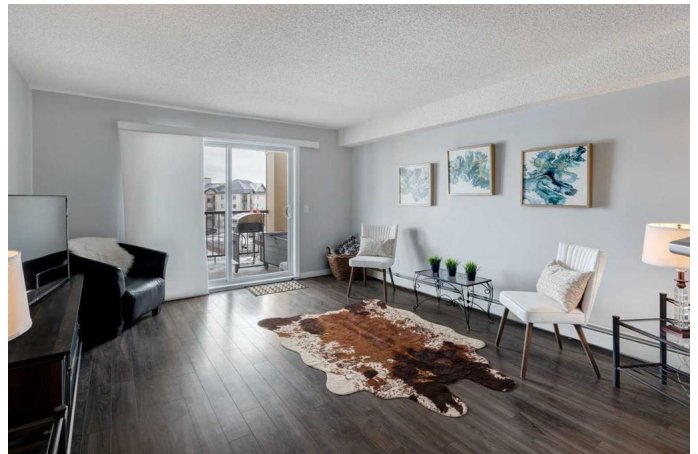
Downtown., Airdrie, Alberta

\*\*\*\*New Price\*\*\*\* This TOP FLOOR unit w/TITLED, UNDERGROUND PARKING is being offered for sale by its long term owner. This home has been lovingly cared for & is now ready for someone new to make it home, or perhaps turn it into an investment property. This is a very popular style in the complex because of the layout - there is ample storage, a dedicated laundry room, generous kitchen & SPACE FOR A DINING TABLE IF DESIRED. The current owner has taken out all of the carpet and replaced it w/laminate flooring. There are 2 bedrooms & the 4 pc bath is a good size. All of the appliances are included in this home, inc washer and dryer. The heated, underground parking is kept clean & maintained. This is one of the rare complexes where your condo fees include ALL UTILITIES, even ELECTRICAL. Outside find a sunny SOUTH DECK facing the pond. This one is worth a look!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196317  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 830       |
| Acres          | 0.02      |



|            |             |
|------------|-------------|
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8420, 304 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3H8                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Visitor Parking                           |
| Parking Spaces | 1                                         |
| Parking        | Parkade, See Remarks, Titled, Underground |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows                |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Natural Gas                                        |
| Cooling           | None                                                          |
| # of Stories      | 4                                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Roof              | Rubber                         |
| Construction      | Cement Fiber Board, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 47               |
| Zoning         | DC-7             |

### Listing Details

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

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