

# \$315,000 - 8113, 403 Mackenzie Way Sw, Airdrie

MLS® #A2242399

## \$315,000

2 Bedroom, 2.00 Bathroom, 967 sqft

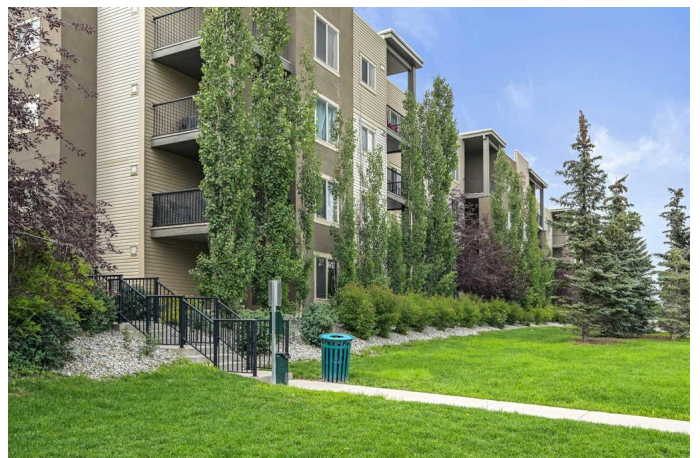
Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to this well maintained CORNER UNIT with a large balcony on the GROUND FLOOR for easy access/mobility, TITLED UNDERGROUND PARKING with a PRIVATE STORAGE ROOM and a QUIET LOCATION in the 8000 building of the complex with a south facing balcony that is adjacent to green space and mature trees. This is one of Airdrie's most sought out locations close to shopping, grocery stores, golf, bars, restaurants and downtown. This open concept unit is one of the largest floor plans this building offers with a spacious living room/ dining area with a kitchen that hosts stainless steel appliances, a granite island with an eating bar, built-in cabinet pantry, a built-in office area with a desk, linen closet and an in-suite laundry room that is large enough for extra storage or to fit a freezer. The large primary bedroom hosts a walk through closet and a 3 piece ensuite bathroom, while the second bedroom is conveniently located next to the 4 piece full bathroom and a tiled shower tub combo. As a bonus- the titled heated underground parking stall comes with a private storage room, this property truly checks all of the boxes! This great apartment is a hard to find corner/ground floor unit in amazing condition and it's move-in ready!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2242399          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 967               |
| Acres          | 0.02              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8113, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Titled, Underground  |
| # of Garages   | 1                    |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                    |
| Heating           | Baseboard                                                                                                                       |
| Cooling           | None                                                                                                                            |
| # of Stories      | 4                                                                                                                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 57              |
| Zoning         | M3              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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