

# \$259,999 - 4315, 403 Mackenzie Way Sw, Airdrie

MLS® #A2223254

## \$259,999

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.02 Acres

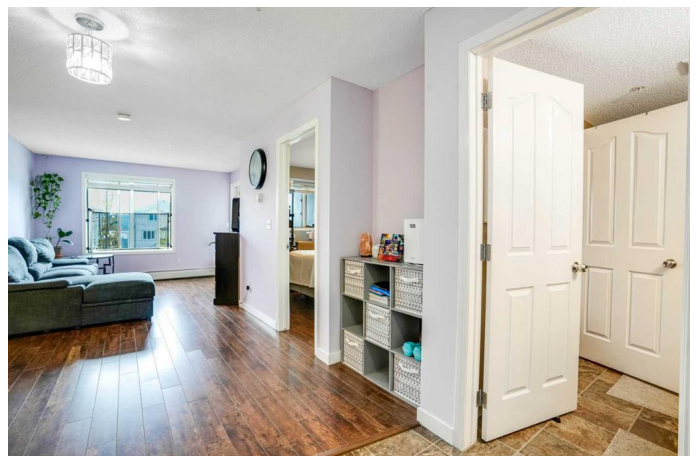
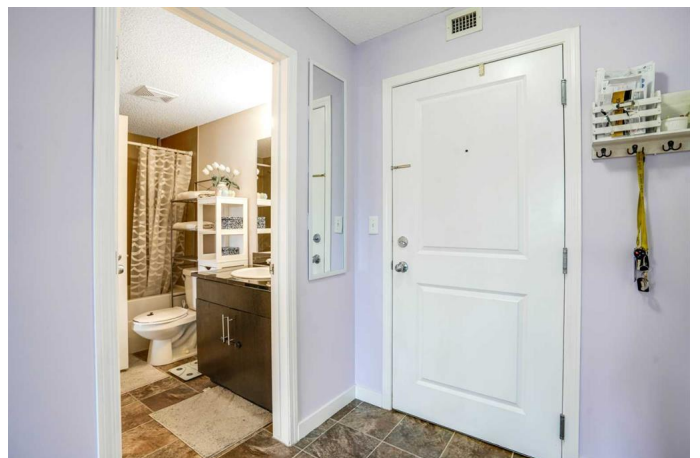
Downtown., Airdrie, Alberta

Welcome to this charming, well-designed, trendy unit in the Creekside Crossing complex. A spacious entryway leads into a functional open-concept kitchen with stunning granite countertops, full-height cabinetry, a stylish tile backsplash, and ample storage/pantry. There is also a sit-up breakfast bar and a room for a dining table, if desiredâ€”perfect for casual dining or entertaining guests.

The spacious living room with expansive windows allows sunny natural light to brighten the interior, provides direct access to your private covered balcony - a great spot to relax and enjoy the fresh air and afternoon sun. Down the hall, a two generously sized bedrooms with closets; the primary bedroom features a walk-through closet to a well-appointed bathroom with an ideal four-piece bath unit. There is a dedicated in-suite stacked laundry unit for added convenience. It is well-maintained and freshly painted throughout, and this home is a blend of comfort, convenience, and affordability in an ideal living space.

With a titled, heated underground parking stall just mere steps from the elevator, for added security and convenience. Several above-ground visitor parking spaces are readily available for guests and visitors. The Condo fees include heat and water, making budgeting simple.

This is a well-managed building with excellent upkeep, offering an easy, low-maintenance lifestyle in an excellent location, is centrally



situated with easy access to amenities, including the nearby shops, restaurants, grocery stores, services, parks, playgrounds, public transit, and more. Easy access to Highway 2 and Stoney Trail.

Perfect for first-time buyers, investors, those looking to downsize, or anyone looking for affordable, stress-free living! Book your showing today ..

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

Built in 2013

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223254          |
| Price          | \$259,999         |
| 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, Visitor Parking, Service Elevator(s), Snow Removal, |
|-----------|--|

|                |   |
|----------------|---|
|                | Storage, Trash                            |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Stall, Titled, Underground |

## 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 | 20             |
| Zoning         | M3             |

## Listing Details

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

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