

**4315, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2223254**



# \$254,999

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Microwave, Window Coverings

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 to the 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 closets, the primary bedroom features a WALK-THROUGH closet to the EN-SUITE four-piece bathroom. 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 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.