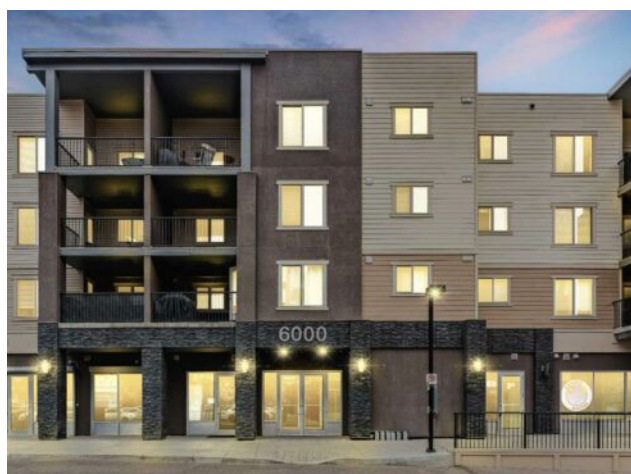


**6404, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2236226



\$279,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	764 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed in Parking Stall

WELCOME HOME TO THE LUXURY OF TOP FLOOR LIVING! This UPGRADED & meticulously maintained PENTHOUSE level unit boasts nearly 800ft plus OUTDOOR SPACE & features a thoughtfully designed Open Floor Plan & an abundance of Warmth & NATURAL LIGHT pouring in, compliments of the Large WINDOWS throughout! The functional & efficient layout showcases a Modern Design that flows seamlessly from the CHEF'S Kitchen, featuring UPGRADED STAINLESS STEEL Appliances, GRANITE Counters & Sink, Eat-Up BREAKFAST BAR & PANTRY, to the Dining Area & Living Room with direct access to your PRIVATE SOUTH FACING BALCONY - the ideal place to BBQ & entertain friends & family, or just relax quietly & enjoy a warm cup of coffee in the morning sun or evening sunset. Completing the main floor, you'll find your Private Master Retreat with WALK-THROUGH CLOSET & ENSUITE, 2nd Bedroom or OFFICE Space & the Convenience of IN-SUITE Laundry! This QUIET, WELL MANAGED complex is PET FRIENDLY (upon Board approval) & includes your own titled UNDERGROUND HEATED PARKING with ADDITIONAL STORAGE & MORE! Centrally located in the Heart of Airdrie & just steps to Downtown, Coffee Shops, Yoga & Fitness Studios, Shopping, Groceries, Child Care, Public Transit & many other great amenities. Simply move in & enjoy the EASY LIFESTYLE of living in Downtown's Creekside Crossing!