

**2212, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2257990



\$298,800

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to DOWNTOWN Airdrie! This BRIGHT and SPACIOUS, 2BED + 2Bath with SOUTH exposure awaits. Step inside to OPEN CONCEPT floorplan! FLEX SPACE is perfect for home OFFICE, private dining space or STORAGE. Kitchen with lots of cabinets, GRANITE counters, stainless steel appliances, ISLAND with room for SEATING. SPLIT FLOORPLAN has primary on one side, complete with WALK-IN CLOSET and private ENSUITE. Across the living room is second SPACIOUS bedroom, 4-piece bath, IN-SUITE LAUNDRY with stacked washer/dryer, and lovely SOUTH FACING covered balcony with room for patio and BBQ. One TITLED UNDERGROUND parking spot protects your car from the elements. ELEVATOR makes this a very ACCESSIBLE option. All this in a well managed complex, WALKABLE to shopping, paths, transit and amenities.