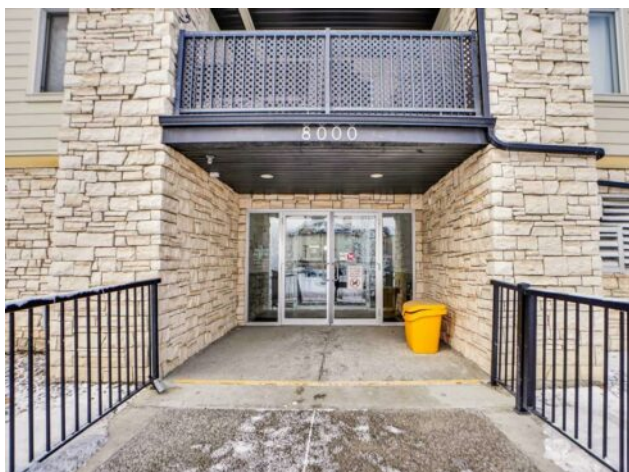


**8302, 304 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2278063**

# \$239,900



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 743 sq.ft.                         | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Underground                 |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 622 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | DC-7   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Vinyl Windows |                   |        |

**Inclusions:** NA

Ever dream of living in a renovated (new vinyl plank flooring, freshly painted, new baseboards & trim) 2 bedroom CORNER unit condo, with underground parking, in-suite laundry and still be able to afford it? WELCOME HOME. The heart of the home, is the kitchen, where you'll enjoy your easy-to-clean glass top stove, newer stainless steel fridge, and enjoy the openness that the breakfast bar allows, and the extra sitting of a full size table, you can sit ALL of your guests. Let the party spill from the kitchen, to the adjacent living room, and even to the large balcony. All of these areas are sundrenched thanks to the SOUTHWEST corner exposure. All the flooring (except tile) has just been replaced with luxury vinyl plank (incredible durable/tough, exceptional looks), the unit has been completely repainted, and new baseboards to fully update. Comes complete with it's own laundry. The condo fees include EVERYTHING, water, heat, and even ELECTRICITY making your budgeting easy. Take the convenient stairs to your underground parking or the elevator. Sobey's, is ~1000 feet away, and the even close Creekside Village offers a variety of service (coffee, dental, chiro, etc). Nose Creek meanders near and offers amazing outdoor enjoyment. From the great price, to the amazing renovations, to the convenience, to the parks, and underground parking, this unit is sure to please. Call today for your private showing.