

9112, 403 Mackenzie Way  
Airdrie, Alberta

MLS # A2154937



## \$245,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 580 sq.ft.                         | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |              |                   |        |
|--------------------|--------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -            | <b>Condo Fee:</b> | \$ 310 |
| <b>Basement:</b>   | -            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding | <b>Zoning:</b>    | M3     |
| <b>Foundation:</b> | -            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks  |                   |        |

**Inclusions:** N/A

"WHY TO RENT!! WHEN YOU CAN BUY YOUR SPACIOUS! 1 bedroom, 1 Den and 1 bath condo just walking distance to plenty of amenities (shopping plaza, medical center, stores, fitness center, beauty salons, daycare, restaurants, walking trails/parks, schools, public library etc..). Freshly painted, new floor, new dishwasher, refrigerator last year. The Spacious ground level balcony, peaceful morning coffees, evenings bbq with friends and family. The sophisticated main floor is basked in natural light with a designer style and an open and airy floor plan. Relaxation is invited in the bright living room with clear sight lines throughout the main floor for easy interactions with family and guests. The beautiful yet functional kitchen inspires culinary adventures featuring a large peninsula breakfast bar island, stainless steel appliances and a plethora of rich cabinetry. Both additional rooms are generously sized (with loads of sunshine in the bedroom) and share the 3-piece main bathroom designed to be just as stylish as the rest of the home. In-suite laundry and 1 parking stall. Truly an exceptional home in a quiet concrete building! Don't miss it out this AMAZING opportunity in Creekside Village downtown Airdrie! Call for your private viewing today!