

**8317, 304 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2172690



\$294,999

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	846 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your new home in the heart of Downtown Airdrie! This charming 2-bedroom, 2-bathroom condo is nestled in a quiet, peaceful neighborhood, perfect for those seeking tranquility and convenience. The well-maintained building reflects pride of ownership, ensuring a welcoming atmosphere for residents and guests alike. One of the standout features of this condo is its condo fees cover water, gas, and electricity, making your living experience hassle-free. The unit itself has been recently updated with fresh paint, some new lighting to brighten up your space, and new vinyl-plank flooring in many rooms, offering a modern and move-in-ready space for you to personalize. Parking will never be an issue with this condo, as it comes with not one, but two parking spots. You'll have the luxury of an underground titled parking space for added security and convenience, along with an additional assigned ground-level spot. This unique parking arrangement is a significant perk, ensuring you never have to worry about finding a place for your vehicles. For your storage needs, a storage unit is included at the underground parking space, providing ample space for your belongings and ensuring a clutter-free living environment. The building follows a no-dog policy but welcomes cats, making it an ideal home for cat lovers. Located in the vibrant downtown area of Airdrie, you'll be within walking distance to numerous amenities, including shops, restaurants, and parks, ensuring everything you need is just a short stroll away. With 2 spacious bedrooms and 2 well-appointed bathrooms, this condo provides ample space for comfortable living and entertaining. Additionally, the condo boasts a good-sized balcony, perfect for barbecues and outdoor dining, with a lovely view of the green courtyard. It's an ideal spot to unwind and enjoy the peaceful surroundings. Don't

miss the opportunity to own this delightful condo in a prime location. Contact us today to schedule a viewing and make this beautiful condo your new home!