

**3205, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2174553



\$265,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	666 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: Window coverings

This 2-bedroom, 2-bath condo located in vibrant Downtown Airdrie is a perfect blend of style, convenience, and investment potential. The spacious living area opens to a balcony, offering natural light. The primary bedroom boasts an ensuite bathroom with a walk-through closet, while the second bedroom is perfect for guests or a home office. You'll love the convenience of being within walking distance of shops, restaurants, and all the amenities Airdrie has to offer. Whether you're a first-time home buyer or an investor, this condo offers excellent value and a prime location.