

8105, 304 Mackenzie Way SW  
Airdrie, Alberta

MLS # A2174896



## \$209,900

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	530 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome home to your very private, ground level home w/condo fees that include ALL utilities! All you need is your cable TV and phone. This one bedroom, one full bath (4 pc) condo has direct access to a SPACIOUS PATIO over looking green space. As you enter the home from the hallway note your stackable laundry (washer & dryer inc) full closet w/shelving & a spacious 4 pc bath immediately to your right. Continue on to the OPEN KITCHEN/DINING SPACE w/room for a table & chairs & possibly even a movable kitchen island if desired. This area leads directly to the patio, lending room for outdoor dining or entertaining. The living room is cozy w/lots of room for a TV area and a couch & loveseat. All of this is highlighted by modern, complimentary colors. The bedroom boasts room for a queen sized bed & is bright and spacious w/lots of closet space. Outside find an assigned parking stall (#67) as well as lots of visitor & street parking. Excellent location, close to shopping and bus routes. This condo only allows cats (subject to board approval), making it a very quiet building. Condo fees include heat, water, sewer, reserve fund contributions, professional management & electricity. This is a well maintained complex w/exterior upgrades done over the years. This could be a great investment property or your chance to get out of the rental market and into your OWN HOME!