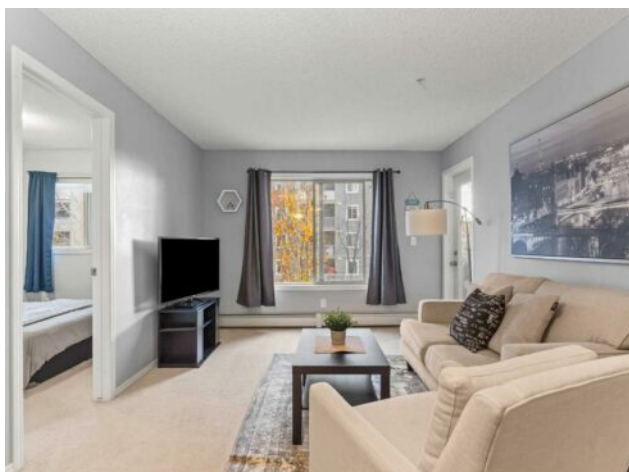


**9211, 403 Mackenzie Way
Airdrie, Alberta**

MLS # A2177021



\$306,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	760 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning second-floor condo, where style meets convenience in the vibrant heart of downtown Airdrie. Whether you're a FIRST-TIME HOME BUYER, SAVVY INVESTOR, RETIREE, or DOWNSIZER, this versatile condo is perfect! Featuring 2 BEDROOMS, 2 FULL BATHROOMS, and a DEN, this space offers both comfort and functionality to meet your lifestyle needs. Upon entry, you'll be greeted by an inviting OPEN-CONCEPT LIVING AREA with a seamless flow between the living room, dining area, and modern kitchen, which is adorned with GRANITE COUNTERTOPS and WOOD CABINETS. The kitchen is ideal for cooking enthusiasts who enjoy a spacious and stylish setup. Need extra space? The DEN provides the flexibility you crave—a perfect HOME OFFICE, STUDY NOOK, OR EXTRA STORAGE AREA to suit your lifestyle. The PRIMARY SUITE offers a tranquil escape with a WALK-IN CLOSET and a private 4-PIECE BATHROOM for a touch of luxury. On the opposite side of the condo, you'll find the SECOND BEDROOM with its 4-PIECE BATHROOM, ideal for guests or family members. Step out onto the QUIET, SOUTH-FACING BALCONY—a serene spot enveloped by privacy trees, perfect for enjoying your morning coffee or winding down in the evening. And with TITLED UNDERGROUND PARKING, you'll have peace of mind knowing your vehicle is secure and easily accessible. Nestled in a WALKABLE COMMUNITY with countless amenities, this location is unmatched: WALKING PATHS, GROCERY STORES, GYMS, SHOPPING, COFFEE SHOPS, AND BUS ROUTES are all steps away. Everything you need is outside your door, whether grabbing a quick bite, shopping for essentials, or enjoying the nearby PARKS AND RECREATION. Don't miss your chance to own this fantastic URBAN SANCTUARY that offers the best

downtown living with comfort and convenience. This condo truly has it all—schedule your viewing today and experience the allure of downtown Airdrie living!