# \$299,900 - 1305, 403 Mackenzie Way Sw, Airdrie

MLS® #A2234686

#### \$299,900

2 Bedroom, 2.00 Bathroom, 761 sqft Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to this beautifully updated two bedroom, two bathroom plus den condo in the heart of Airdrie. Offering over 760 square feet of functional living space, this unit has been recently renovated with new flooring, fresh tile work, and brand new carpet, giving it a clean, modern feel throughout.

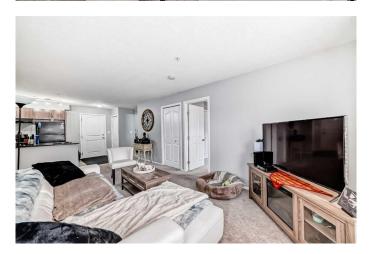
The bright and open layout is designed for both comfort and flexibility. The kitchen has been upgraded with stylish finishes, plenty of cabinet space, and a sleek countertop that opens into the main living area, perfect for entertaining or everyday living. Large windows fill the space with natural light, and the spacious covered balcony provides more than enough room for outdoor seating and a BBQ setup.

The primary bedroom features a walk-through closet leading to a private four-piece ensuite, complete with a custom rainfall showerhead and tiled surround. The second bedroom is located on the opposite side of the unit, offering privacy and quick access to the second full bathroom. A separate den area adds even more versatility, whether you need a home office, bonus room, or extra storage.

Additional features include in-suite laundry, a titled underground parking stall, and access to plenty of visitor parking. Located just steps from grocery stores, restaurants, cafes, fitness centres, parks, and walking paths, this unit is







perfect for first-time buyers, small families, downsizers, or investors looking for a well-maintained, move-in-ready space.

Don't miss this opportunity to own a freshly updated condo in one of Airdrie's most walkable and convenient locations. Book your showing today.

#### Built in 2013

#### **Essential Information**

MLS® # A2234686 Price \$299,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 761
Acres 0.02

Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

### **Community Information**

Address 1305, 403 Mackenzie Way Sw

Subdivision Downtown.

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3V7

#### **Amenities**

Amenities Other, Parking, Secured Parking, Visitor Parking

Parking Spaces '

Parking Underground

#### Interior

Interior Features Closet Organizers, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Lot Description Other

Construction Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 7

Zoning M3

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.