

# \$251,990 - 4316, 403 Mackenzie Way Sw, Airdrie

MLS® #A2256163

## \$251,990

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

**\*\*\*EXCELLENT OPPORTUNITY\*\*\*** Stylish and affordable! This third floor 2 bed, 1 bath condo with storage offers 703 sq. ft. of bright, open living space in the heart of Airdrie. The modern kitchen boasts granite counters, stainless steel appliances and a pantry, opening to a spacious living/dining area and your own private balcony—perfect for morning coffee or evening BBQs. The primary bedroom features a walk-through closet with access to the 4-pc bath, while the second bedroom works great for kids, guests, or a home office. In-suite laundry, heated underground parking, and extra storage add everyday convenience. All of this in a pet-friendly (upon Board approval), well-managed complex just steps from Sobeys, Starbucks, Shoppers, GoodLife Fitness, Creekside Village Plaza, schools, parks, and transit. The perfect blend of comfort, lifestyle, and location—whether you're a first-time buyer, downsizer, or investor!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256163  |
| Price          | \$251,990 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 704       |



|            |                   |
|------------|-------------------|
| Acres      | 0.02              |
| Year Built | 2013              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4316, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Underground                          |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage             |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 50                   |
| Zoning         | M3                   |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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