

\$300,000 - 4120, 403 Mackenzie Way Sw, Airdrie

MLS® #A2095753

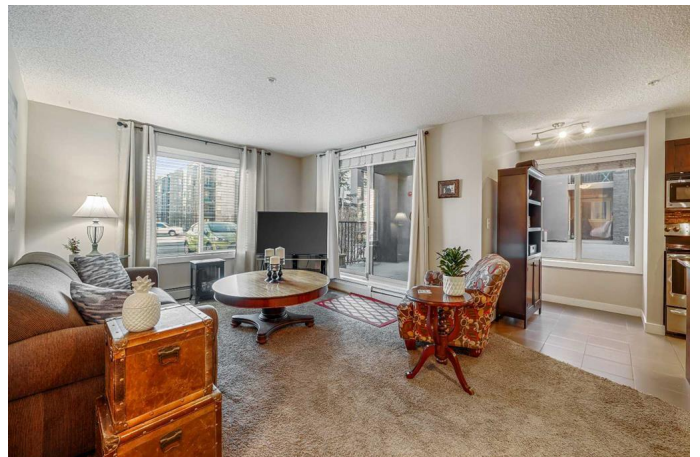
\$300,000

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.02 Acres

Downtown, Airdrie, Alberta

Imagine if you could live in a Condo with no common walls, two private entrances, and ample parking for all of your visitors. What if I told you that you could have your cake, and eat it too. There's no need to imagine, this condo is a reality! Come on in and enjoy the space and freedom of a 971 square foot, ground floor condo, with a Master bedroom that includes a WALK-THROUGH CLOSET and 3-Piece Ensuite. A second bedroom, which could double as an office because of the included MURPHY BED, along with adjoining 4-PIECE BATHROOM WITH SOAKER TUB. A full kitchen with GRANITE Countertops, Stainless Steel Appliances, and Breakfast Bar. As you step into your condo, you will be greeted by a Foyer/Den space. There is In-Suite laundry with a BRAND NEW WASHER AND DRYER, and In-Suite Storage. Open Floor Plan living space that includes a separate Dining area. You're not reading that wrong, you get all of that (which is the cake) and you get to eat it too, because this unique unit also has NO COMMON WALLS, meaning no worries of noisy neighbors! Not enough perks, how about TWO PRIVATE ENTRANCES! Yes, that's right, one of the only units with a FENCED-OFF PATIO, which means your own secondary entrance! Plus, there is Stair Access entrance, beside this condo, which you can also utilize, meaning you will have no need to go through the Main Building entrance to reach your condo, unless you are picking up your mail. You have your



own TITLED PARKING space with
ADDITIONAL ASSIGNED STORAGE and
there is ample visitor parking, for all of your
guests, right outside of your condo, literally!
This condo is the epitome of comfort and
convenience, without having to make any
sacrifices; and I still haven't mentioned that
you are WALKING DISTANCE to a major
Grocery store, Fitness and Wellness studios,
Pet Grooming, Parks and many other
amenities. Whether for yourself or as an
Investment Property, this Condo cannot be
overlooked. Don't wait, book your Showing
today!

Built in 2013

Essential Information

MLS® #	A2095753
Price	\$300,000
Sold Price	\$296,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4120, 403 Mackenzie Way Sw
Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Other, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Private Entrance
Roof	Membrane, Rubber
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 29th, 2023
Date Sold	December 18th, 2023
Days on Market	19
Zoning	M3
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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