

\$275,000 - 8325, 304 Mackenzie Way Sw, Airdrie

MLS® #A2116639

\$275,000

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.02 Acres

Downtown, Airdrie, Alberta

Welcome to condo living in Airdrie! Either a great starter home or opportunity for an investment property, this single-floor residence is a 2 bed, 2 bath gem! With over 800 square feet of living space, this home offers a cozy yet spacious atmosphere ideal for comfortable living.

Step into the heart of the home—a generously sized, fully functional kitchen equipped with ample cupboards and counter space. Enjoy casual meals at the convenient sit-up breakfast bar, perfect for quick bites or casual dining. Additionally, this unit offers the convenience of having your own in-suite laundry room.

Relax and unwind on your balcony, accessible directly from the living room, providing a serene outdoor retreat ideal for morning coffees or evening relaxation.

Retreat to the primary suite, complete with a walkthrough closet and a private ensuite bathroom, offering a personal sanctuary within your home. The second bedroom is equally inviting, providing comfort and privacy for guests, family members or a space for you to create your own home office!

This highly sought-after unit is sure to captivate buyers and investors alike. Don't delay—schedule your showing today to seize this fantastic opportunity! Whether you're a



first-time buyer or an investor, this property promises immense potential.

Conveniently located in a desirable area, residents will appreciate the proximity to an array of amenities including shopping centers, schools, public transit, fitness facilities, scenic walking paths, and much more. Embrace the vibrant lifestyle that Airdrie has to offer, and make this charming condo your own. Act fast—this property won't stay on the market for long!

Built in 2005

Essential Information

MLS® #	A2116639
Price	\$275,000
Sold Price	\$277,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.02
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	8325, 304 Mackenzie Way Sw
Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1J1

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
-----------	---------------------------------------

Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Elevator
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 17th, 2024
Days on Market	12
Zoning	DC-7
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.