

\$306,900 - 9211, 403 Mackenzie Way, Airdrie

MLS® #A2177021

\$306,900

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

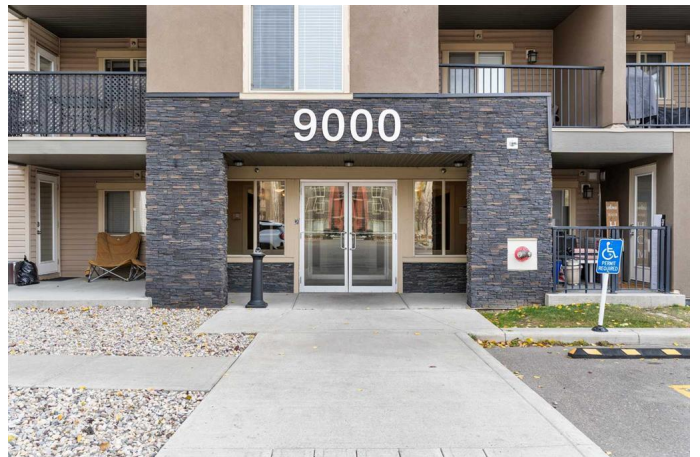
Downtown, Airdrie, Alberta

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 CABINETRY**. 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 allâ€”schedule your viewing today and experience the allure of downtown Airdrie living!

Built in 2015

Essential Information

MLS® #	A2177021
Price	\$306,900
Sold Price	\$301,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	9211, 403 Mackenzie Way
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Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3V7

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 5th, 2024
Date Sold	December 6th, 2024
Days on Market	31
Zoning	M3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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