

# \$317,500 - 4202, 403 Mackenzie Way Sw, Airdrie

MLS® #A2210598

**\$317,500**

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.02 Acres

Downtown, Airdrie, Alberta

This bright and spacious corner unit offers nearly 1,000 sq ft of upgraded living space, making it perfect for downsizers, first-time buyers, or investors. With only one neighbor beside you, enjoy enhanced privacy in this quiet, tree-lined setting.

Step inside to find high-end vinyl flooring throughout, leading to a spacious front foyer and versatile den, ideal for a home office, studio, or workout area. The open-concept design flows into a modern kitchen featuring stone countertops, full-height cabinetry, a flush eating bar, an upgraded stainless steel appliance package, and a stylish tile backsplash. The sunny living room provides direct access to a private balcony, now upgraded with enhanced flooring and a privacy fence, offering a serene outdoor retreat.

The primary bedroom boasts dual closets and a luxurious 3-piece ensuite with stone countertops and an upgraded high-performance shower head. A spacious second bedroom, a 4-piece main bath with a bidet attachment, and an optimized laundry room with custom shelving and stacked washer/dryer complete the unit.

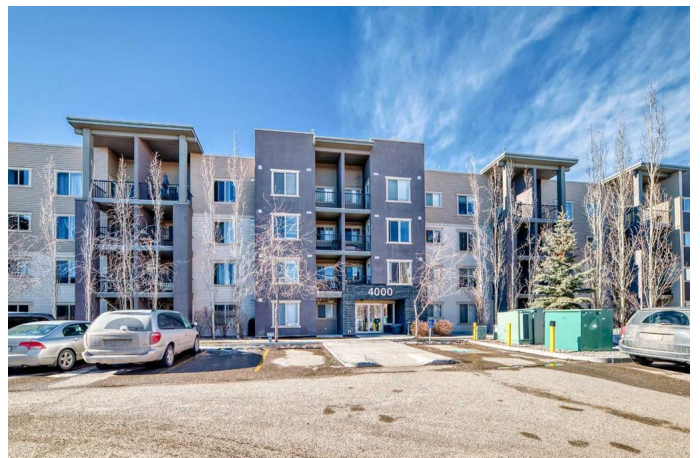
Additional premium upgrades include:

? LG Dual Steam Dishwasher â€œ

Whisper-quiet and ultra-efficient.

? High-Powered Garbage Disposal â€œ

1-horsepower with wireless electric switch.



? Modernized Lighting Fixtures â€” Stylish and energy-efficient.

? Premium Storage Shed in Parking Area â€” Secure, additional storage space.

Enjoy HEATED UNDERGROUND TITLED PARKING and a prime location just steps from Sobeys, Shoppers, Anytime Fitness, Oxygen Yoga, restaurants, coffee shops, and moreâ€”with easy access to Deerfoot and Stoney Trail.

Donâ€™t miss this rare opportunity! Book your showing today!

Built in 2013

### Essential Information

MLS® #	A2210598
Price	\$317,500
Sold Price	\$308,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Sold

### Community Information

Address	4202, 403 Mackenzie Way Sw
Subdivision	Downtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking, Other, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Garage Door Opener, Parking Lot

## Interior

Interior Features	No Smoking Home, Open Floorplan, Bidet, Stone Counters, Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Other, Balcony
Construction	Vinyl Siding, Wood Frame, Stone, Stucco

## Additional Information

Date Listed	April 10th, 2025
Date Sold	April 18th, 2025
Days on Market	8
Zoning	M3
HOA Fees	0.00

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.