

# \$254,999 - 4315, 403 Mackenzie Way Sw, Airdrie

MLS® #A2223254

**\$254,999**

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

**DEALS NOW AVAILABLE! PRICE REDUCED**  
to \$254,999 .. your dream Condo awaits!

Welcome to this charming, well-designed, trendy unit in the Creekside Crossing complex.

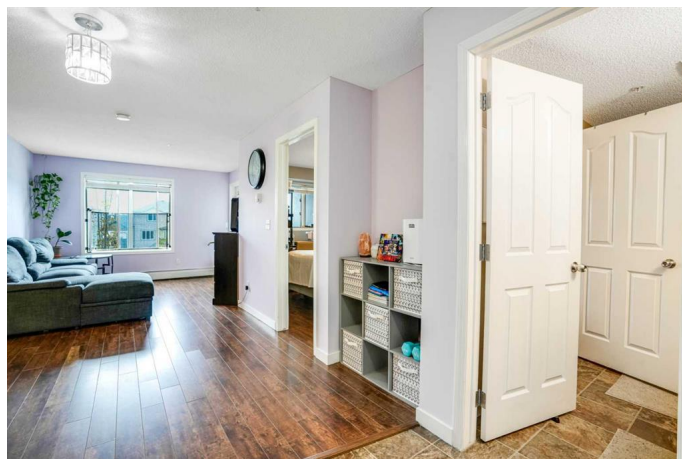
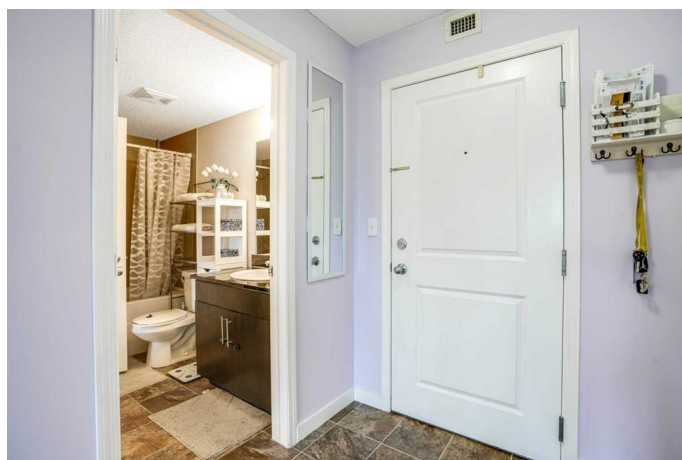
A spacious entryway leads into a functional open-concept kitchen with stunning granite countertops, full-height cabinetry, a stylish tile backsplash, and ample storage/pantry. There is also a sit-up breakfast bar and a room for a dining table, if desired—perfect for casual dining or entertaining guests.

The spacious living room with expansive windows allows sunny natural light to brighten the interior, provides direct access to your private covered balcony - a great spot to relax and enjoy the fresh air and afternoon sun.

Down the hall, a two generously sized bedrooms with closets; the primary bedroom features a walk-through closet to a well-appointed bathroom with an ideal four-piece bath unit. There is a dedicated in-suite stacked laundry unit for added convenience. It is well-maintained and freshly painted throughout, and this home is a blend of comfort, convenience, and affordability in an ideal living space.

With a titled, heated underground parking stall just mere steps from the elevator, for added security and convenience. Several above-ground visitor parking spaces are readily available for guests and visitors. The Condo fees include heat and water, making budgeting simple.

This is a well-managed building with excellent



upkeep, offering an easy, low-maintenance lifestyle in an excellent location, is centrally situated with easy access to amenities, including the nearby shops, restaurants, grocery stores, services, parks, playgrounds, public transit, and more. Easy access to Highway 2 and Stoney Trail.

Perfect for first-time buyers, investors, those looking to downsize, or anyone looking for affordable, stress-free living! Book your showing today ..

Ps: Explore the property from any angle, watch the 3D tour! Enjoy.

Built in 2013

### **Essential Information**

MLS® #	A2223254
Price	\$254,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	696
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	4315, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

### **Amenities**

Amenities	Snow Removal, Storage, Trash, Visitor Parking, Secured Parking, Service Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

### Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	47
Zoning	M3

### Listing Details

Listing Office	Real Broker
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