# \$339,999 - 4202, 403 Mackenzie Way Sw, Airdrie

MLS® #A2196584

# \$339,999

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.

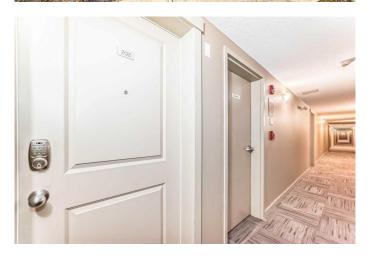
Step inside to find high-end vinyl flooring throughout, leading to a spacious front foyer and versatile den, ideal for a home office, studio, or workout area. The open-concept design flows into a modern kitchen featuring stone countertops, full-height cabinetry, a flush eating bar, an upgraded stainless 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 – Whisper-quiet and ultra-efficient. ? High-Powered Garbage Disposal – 1-horsepower with wireless electric switch.







- ? Modernized Lighting Fixtures â€" Stylish and energy-efficient.
- ? Premium Storage Shed in Parking Area 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.

Don't miss this rare opportunity! Book your showing today!

Built in 2013

# **Essential Information**

MLS® # A2196584 Price \$339,999

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 Active

# **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, Trash, Visitor Parking, Other

Parking Spaces

Parking Garage Door Opener, Heated Garage, Titled, Underground, Parking Lot

# Interior

Interior Features No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows,

Bidet, Track Lighting

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

# **Exterior**

Exterior Features Balcony, Other

Construction Stone, Stucco, Vinyl Siding, Wood Frame

# **Additional Information**

Date Listed February 25th, 2025

Days on Market 40

Zoning M3

### **Listing Details**

Listing Office First Place Realty

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