



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #6405, Airdrie T4B 3V7

MLS® #: **A2150304**

Area: **Downtown**

Listing Date: **07/18/24**

List Price: **\$299,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2016**
Lot Information
Lot Sz Ar: **698 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **688**
Low Sqft:
Ttl Sqft: **688**

DOM

60
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Membrane,Rubber**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Concrete,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 7`5"
Bedroom	Main	11`5" x 10`4"
Kitchen	Main	12`10" x 8`0"
Bedroom - Primary	Main	12`9" x 11`1"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`9" x 4`10"
Dining Room	Main	13`0" x 10`7"
Living Room	Main	15`10" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$421

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M3

Legal Desc: **1611356**

Remarks

Pub Rmks: **Great opportunity to own this TOP FLOOR unit in Airdrie's DOWNTOWN district. With quick access to 8 St, shops, restaurants and transit. This 2 bed, 2 bath unit comes with laminate flooring in the kitchen & bathrooms and carpet throughout the living room and bedrooms. The kitchen is spacious & sleek with granite countertops and S/S appliances - great entertaining potential. The primary bedroom boasts a 4 pc ensuite, a large window to soak in the sunlight, and functional walk through closet for all the fashion lovers . Across the unit you will find the second 3 pc bathroom and second bedroom, which is a great size for a guest room, roommate or even a work from home office. This unit includes a TITLED UNDERGROUND parking stall. Welcome to Creekside Village, enjoy the convenience of living in this amenity rich pocket of downtown Airdrie, pack your bags and move on in!**

Inclusions:
Property Listed By: **N/A**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123