

403 MACKENZIE Way #1212, Airdrie T4B 0V7

MLS® #: **A2154795** Area: **Downtown** Listing Date: **08/03/24** List Price: **\$299,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 06-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **768 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **767**
 Low Sqft:
 Ttl Sqft: **767**

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`11" x 4`11"	4pc Ensuite bath	Main	4`11" x 7`0"
Bedroom	Main	9`0" x 11`11"	Bedroom - Primary	Main	9`11" x 11`2"
Den	Main	6`8" x 9`1"	Kitchen	Main	15`8" x 76`0"
Living Room	Main	13`4" x 19`4"			

Legal/Tax/Financial

Condo Fee: **\$465** Title: **Fee Simple** Zoning: **M3**

Fee Freq:
Monthly

Legal Desc: **1311366**

Remarks

Pub Rmks: **WOW, mint condition condominium in a fantastic location- Welcome to this west facing, 2 BED, 2 BATH, and DEN unit at Creekside Village in downtown, Airdrie! Open-kitchen concept features stainless steel appliances, dark-stained kitchen cabinetry, granite stone counter-tops, and an island breakfast bar. Open and bright living room is spacious with beautiful upgraded flooring & Ideal layout with the bedrooms being situated on opposite sides of the floor-plan allowing for great options for roommate living. Primary bedroom has its very own walk-in closet, ensuite, and fits a large bed and dresser with ease.. The den can be easily converted to office space, flex space, or even more additional storage. Don't miss the oversized west facing private balcony, in suite laundry, underground titled Parking and this level features a concrete floor structure allowing for ultimate quietness, safety and comfort. Both the Unit and TITLED parking stall is just a short distance from the elevator allowing for utmost convenience & access for condo living. Come live and enjoy all the features of the nearby amenities, retail shops, cafes, restaurants, playgrounds, and schools. Tucked away in Downtown Airdrie, this gem offers tranquility while being just steps away from all the essentials like pharmacies, dentists, groceries, and scenic canal walks. Fabulous opportunity to enter the real estate market as a first time home buyer, snow bird, downsizer, or an investor. Don't delay and book your showing today! A must to see!**

Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

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