



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #8410, Airdrie T2B 0V7

MLS®#: **A2169814** Area: **Downtown** Listing **10/08/24** List Price: **\$264,900**
 Status: **Active** County: **Airdrie** Date: Change: **-\$5k, 30-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **685 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **678**
 Low Sqft:
 Ttl Sqft: **678**

DOM

106
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`10" x 6`9"	Kitchen	Main	8`4" x 9`2"
Dining Room	Main	13`7" x 7`0"	Living Room	Main	13`7" x 10`11"
Laundry	Main	2`11" x 3`1"	Bedroom - Primary	Main	9`3" x 11`11"
Bedroom	Main	8`11" x 9`11"	Balcony	Main	9`0" x 7`8"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$377

Fee Simple
Fee Freq:
Monthly

M3

Legal Desc: 1413290

Remarks

Pub Rmks: **TOP FLOOR sunny 2 bedroom apartment with a large west facing balcony off the living room where you can enjoy the evening sunsets. Open kitchen with stainless steel appliances, granite countertops and eating bar for extra room. Spacious dining/living room that's great for entertaining along with two roomy bedrooms and a full bathroom. And for added convenience there is insuite laundry. One assigned parking spot that's close to the front door as well as plenty of visitor parking. Being centrally situated it is within walking distance to so many amenities including shopping, restaurants, cafes, etc. Vacant and ready for immediate possession. One cat or one dog (under 50 pounds) are allowed.**

Inclusions: N/A
Property Listed By: RE/MAX Rocky View Real Estate

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







