



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #4202, Airdrie T4B 3V7

MLS®#: **A2196584**

Area: **Downtown**

Listing Date: **02/25/25**

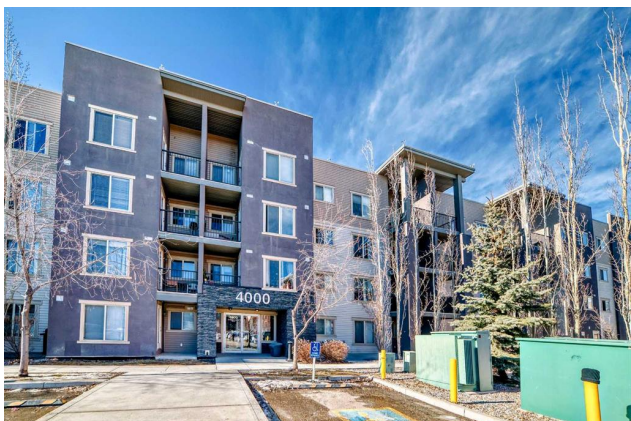
List Price: **\$339,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2013**
Lot Information
Lot Sz Ar: **976 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **971**
Low Sqft:
Ttl Sqft: **971**

DOM

0
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:

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

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bidet,No Smoking Home,Open Floorplan,Stone Counters,Track Lighting,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$575**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M3**

Legal Desc: **1313150**

Remarks

Pub Rmks:

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 - 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 more—with easy access to Deerfoot and Stoney Trail. Don't miss this rare opportunity! Book your showing today!

Inclusions:

N/A

Property Listed By:

First Place Realty

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

