



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #9416, Airdrie T4B 3V7

MLS® #: **A2201015**

Area: **Downtown**

Listing Date: **03/11/25**

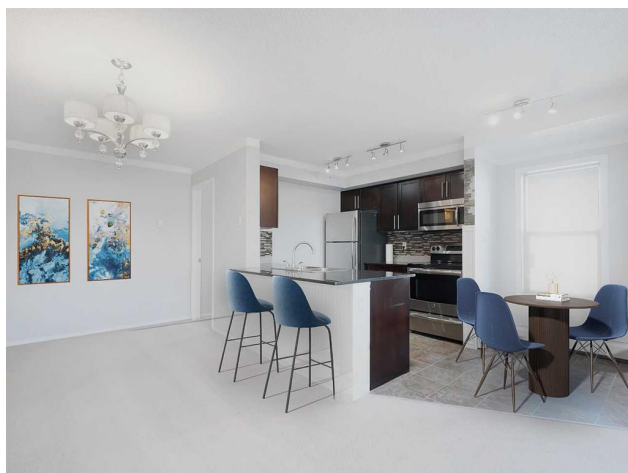
List Price: **\$319,800**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2015**

Lot Information

Lot Sz Ar: **892 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **887**
Low Sqft:
Ttl Sqft: **887**

DOM

39

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,See Remarks,Titled,Underground

Utilities and Features

Roof: **Membrane,See Remarks**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Courtyard,Playground**

Construction:

Concrete,See Remarks,Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,See Remarks,Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer Stacked

Int Feat:

Kitchen Island,No Smoking Home,Quartz Counters,See Remarks,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 7`10"	Dining Room	Main	9`3" x 11`2"
Breakfast Nook	Main	7`8" x 5`1"	Living Room	Main	12`11" x 16`6"
Bedroom - Primary	Main	11`1" x 11`2"	Bedroom	Main	9`8" x 10`11"
Foyer	Main	8`5" x 10`4"	Laundry	Main	3`6" x 7`2"
4pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"

Condo Fee:
\$532

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M3

Legal Desc: **1510203**

Remarks

Pub Rmks:

Experience Elevated Living in Downtown Airdrie! Discover this rare gem: a stunning TOP FLOOR unit in Creekside Village, offering unparalleled convenience and style. This beautifully appointed 887 sq ft condo boasts TITLED, heated underground parking and a location that puts you steps away from everything you need. Step inside to a bright and airy open-concept layout, where natural light floods through expansive windows. The inviting entrance foyer features elegant white WOOD WAINSCOTING and custom built-ins, setting the tone for sophisticated living. The spacious living area is enhanced by modern stone accents, creating a warm and welcoming ambiance. The chef-inspired kitchen is a highlight, featuring gleaming granite countertops, upgraded cabinetry, and sleek stainless steel appliances. A large kitchen island with a breakfast bar provides the perfect spot for casual dining, while the adjacent dining area offers ample space for entertaining. Retreat to the serene primary bedroom, complete with a walk-in closet and a private 3-piece en-suite bathroom. The comfortable second bedroom is perfect for guests or a home office, and the second full 4-piece bathroom ensures convenience for all. Enjoy the ease of in-suite laundry with an upgraded washer and dryer. This quiet, corner unit shares only one common wall, offering exceptional privacy. Relax and unwind on your sunny south-facing balcony, overlooking the tranquil courtyard - an ideal spot for morning coffee or evening sunsets. Call for your private viewing today!

Inclusions:
Property Listed By:

N/A
Century 21 Masters

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





