



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #3309, Airdrie T4B3V7

MLS® #: **A2204259**

Area: **Downtown**

Listing Date: **03/24/25**

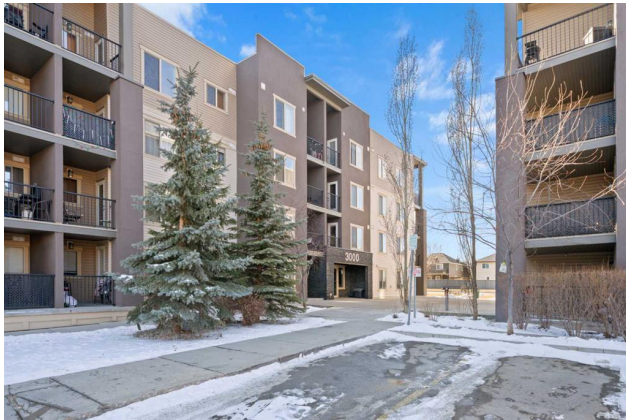
List Price: **\$292,500**

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: **766 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **761**
Low Sqft:
Ttl Sqft: **761**

DOM

27

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: **Parkade,Stall,Underground**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Elevator,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$465		Title: Fee Simple Fee Freq: Monthly		Zoning: M3	
Legal Desc:	1410161				

Remarks

Pub Rmks:	Attention first-time home buyers and down-sizers! This 761 sq ft, 2 BEDROOM, 2 BATH, CORNER UNIT CONDO is AFFORDABLE AND MOVE-IN READY. Upon entering, you are greeted by an open-concept design. To the right, is a flex space that could be used as a formal dining area or an office and a 4 piece bathroom and in-suite laundry. The kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating bar and is open to the bright living room. Off the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. Another good-sized bedroom is located on the opposite side of the living room. Step out the living room door onto your covered balcony which is a great place to relax or barbeque. The complex is PET FRIENDLY, allowing one dog or cat. This condo is complete with one underground, heated, titled parking spot. Minimize home demands and maximize life experiences. Just lock and go. Conveniently located in the center of Airdrie, it is in walking distance to groceries, restaurants, and shopping and has easy access to highway QE2. Call today to schedule your tour.
Inclusions:	N/A
Property Listed By:	RE/MAX ACA Realty

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

