

# \$254,999 - 4315, 403 Mackenzie Way Sw, Airdrie

MLS® #A2223254

**\$254,999**

2 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.02 Acres

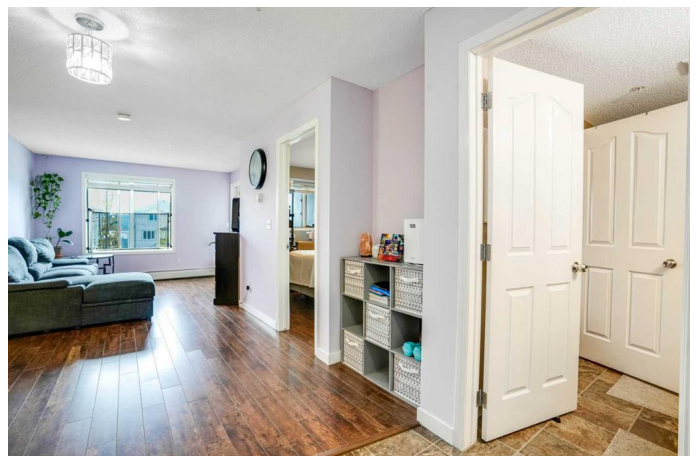
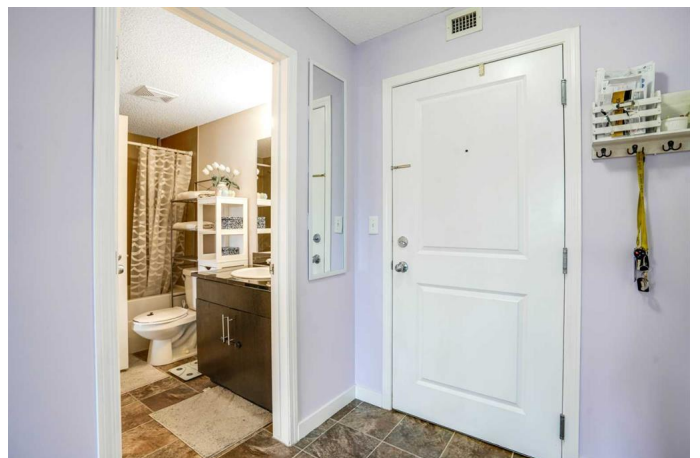
Downtown., Airdrie, Alberta

PRICE REDUCED to \$254,999, and No CONDO Fee for 4 months.

A well-designed, TRENDY unit in the Creekside Crossing complex. Step inside a spacious entryway that leads into a FUNCTIONAL OPEN-CONCEPT Kitchen with stunning Granite Countertops, full-height cabinetry, a stylish tile backsplash, and AMPLE STORAGE / PANTRY; a durable Laminate floors, a SPACIOUS LIVING Room with EXPANSIVE WINDOWS allowing sunny natural light to brighten the interior, provides direct access to your covered balcony. Boasting a SPACIOUS two-bedroom suite with Ample CLOSET Space. The primary bedroom features a Walk-In Closet with a DOOR and Direct ACCESS to the four-piece bathroom - it is designed for the accessibility of guests and the second bedroom.

A dedicated In-SUITE Stacked Laundry unit for convenience; well-maintained and FRESHLY PAINTED throughout; a titled, HEATED Underground parking just mere steps from the elevator; several ABOVE-GROUND Visitor parking spaces are readily available for visitors. The CONDO FEES include Heat and Water.

This is a well-managed building with a low-maintenance lifestyle in an excellent location. Experience the best of Airdrie living with all the essential amenities you need just minutes away: the nearby shops, grocery stores, URGENT Care & Laboratory services, Library, parks, playgrounds, public transit,



restaurants, and more. Easy access to Highway 2 and Stoney Trail.  
It is a fantastic opportunity to own a space ..  
this is a ready MOVE-IN unit to be your new home! A Must-see, book your showing today ..  
P.S: Explore the property from any angle, watch the 3D tour! Enjoy.

Built in 2013

### Essential Information

MLS® #	A2223254
Price	\$254,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	696
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4315, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

### Amenities

Amenities	Secured Parking, Storage, Trash, Visitor Parking, Service Elevator(s), Snow Removal
Parking Spaces	1
Parking	Stall, Underground, Heated Garage, Titled

### Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	53
Zoning	M3

## Listing Details

Listing Office	Real Broker
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