

# \$317,500 - 4202, 403 Mackenzie Way Sw, Airdrie

MLS® #A2210598

**\$317,500**

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

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.

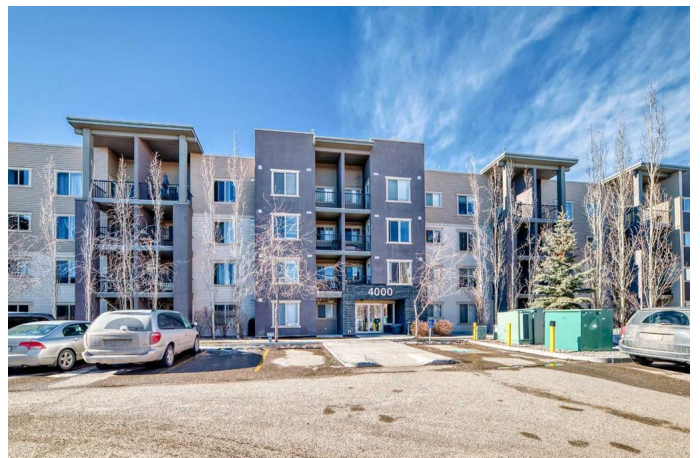
Additional premium upgrades include:

? LG Dual Steam Dishwasher â€œ

Whisper-quiet and ultra-efficient.

? High-Powered Garbage Disposal â€œ

1-horsepower with wireless electric switch.



? Modernized Lighting Fixtures â€” Stylish and energy-efficient.

? Premium Storage Shed in Parking Area â€” 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 moreâ€”with easy access to Deerfoot and Stoney Trail.

Donâ€™t miss this rare opportunity! Book your showing today!

Built in 2013

### Essential Information

MLS® #	A2210598
Price	\$317,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4202, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

### Amenities

Amenities	Elevator(s), Other, Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Parking Lot

## Interior

Interior Features	No Smoking Home, Open Floorplan, Stone Counters, Track Lighting, Bidet
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Other
Construction	Stone, Stucco, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 10th, 2025
Days on Market	5
Zoning	M3

## Listing Details

Listing Office	First Place Realty
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