

# \$305,000 - 9113, 403 Mackenzie Way Sw, Airdrie

MLS® #A2248445

**\$305,000**

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to 9113, 403 Mackenzie Way. This inviting two bedroom, two bathroom condo is a great fit for first time buyers or anyone looking for a smart investment. Being on the main floor in a southwest corner spot, it offers extra privacy and plenty of sunshine throughout the day. The covered balcony is the perfect place to enjoy your morning coffee or watch the evening sunset. Inside, the open concept design feels bright and welcoming. The kitchen has stainless steel appliances, lots of counter space and a breakfast bar for casual meals. The living and dining areas flow together, making it easy to relax or entertain friends. The primary bedroom has a walk through closet that leads to a four piece ensuite. The second bedroom is on the opposite side of the unit for added privacy, with its own full bathroom nearby. There is also in suite laundry and plenty of storage space. You will love the titled underground heated parking, especially in the winter months. The location is fantastic, within walking distance to coffee shops, restaurants, shopping, parks and transit. Whether you are looking for your first home or a low maintenance rental, this condo is a great opportunity in a great spot.

Built in 2015

## Essential Information

MLS® #                   A2248445

Price                     \$305,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 886               |
| Acres          | 0.02              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9113, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Titled, Underground                       |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer                                              |
| Heating           | Baseboard, Natural Gas                                                                                             |
| Cooling           | None                                                                                                               |
| # of Stories      | 4                                                                                                                  |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 27 |
| Zoning         | M3 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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