

# \$299,900 - 1305, 403 Mackenzie Way Sw, Airdrie

MLS® #A2234686

**\$299,900**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.02 Acres

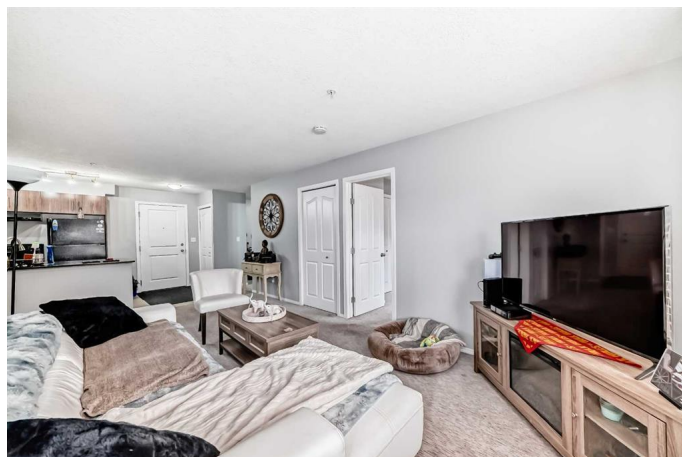
Downtown., Airdrie, Alberta

Welcome to this beautifully updated two bedroom, two bathroom plus den condo in the heart of Airdrie. Offering over 760 square feet of functional living space, this unit has been recently renovated with new flooring, fresh tile work, and brand new carpet, giving it a clean, modern feel throughout.

The bright and open layout is designed for both comfort and flexibility. The kitchen has been upgraded with stylish finishes, plenty of cabinet space, and a sleek countertop that opens into the main living area, perfect for entertaining or everyday living. Large windows fill the space with natural light, and the spacious covered balcony provides more than enough room for outdoor seating and a BBQ setup.

The primary bedroom features a walk-through closet leading to a private four-piece ensuite, complete with a custom rainfall showerhead and tiled surround. The second bedroom is located on the opposite side of the unit, offering privacy and quick access to the second full bathroom. A separate den area adds even more versatility, whether you need a home office, bonus room, or extra storage.

Additional features include in-suite laundry, a titled underground parking stall, and access to plenty of visitor parking. Located just steps from grocery stores, restaurants, cafes, fitness centres, parks, and walking paths, this unit is



perfect for first-time buyers, small families, downsizers, or investors looking for a well-maintained, move-in-ready space.

Don't miss this opportunity to own a freshly updated condo in one of Airdrie's most walkable and convenient locations. Book your showing today.

Built in 2013

**Essential Information**

MLS® #	A2234686
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	761
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1305, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

**Amenities**

Amenities	Other, Parking, Secured Parking, Visitor Parking
-----------	--

Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Lot Description	Other
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 25th, 2025
Days on Market	61
Zoning	M3

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.