

# \$315,000 - 9301, 403 Mackenzie Way Sw, Airdrie

MLS® #A2232139

**\$315,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Bright Corner Unit with Park Views, Two Parking Stalls, and a Quiet, Well-Maintained Setting in Airdrie

If you've been looking for a low-maintenance home that still feels spacious, private, and full of natural light—this is it.

Located in a well-managed, quiet building, this corner unit offers over 960 square feet of thoughtfully designed living space. With windows on multiple sides, you'll immediately notice how bright and open it feels. The light pours in throughout the day, especially in the morning thanks to its east-facing exposure and peaceful park views. There's no building directly beside you—just open green space—so it feels a little more like home and a little less like a typical condo.

The layout includes two bedrooms, two full bathrooms, and a versatile den that works well as a home office, reading nook, or hobby space. Featuring brand new carpet, never before lived on! The open-concept kitchen features granite countertops, stainless steel appliances, and a functional eat-in area that flows into the spacious living room—ideal for quiet evenings or hosting friends and family.

The primary bedroom includes a walk-through closet and private 3-piece ensuite. A second



bedroom and full 4-piece bath are thoughtfully separated for added privacy—whether for guests or live-in family members.

You™ll also appreciate the convenience of having not just one, but two parking stalls: one titled underground and one above ground. It™s a rare perk that gives you flexibility, extra storage options, or room for visitors.

Airdrie continues to grow in all the right ways—with great access to amenities, walking paths, shopping, and Calgary just a short drive away. It™s a welcoming, well-connected community that appeals to both those looking to simplify and those planning for the years ahead.

Conveniently located just off 8 Street in Airdrie, there's a Sobeys next door and downtown is just a short walk or drive away. Iron Horse Park is next door so there's plenty of walking for yourself or your furry family. Whether you're downsizing, investing, or just ready for a change, this home checks all the right boxes. Quick possession is available, ready when you are!

Built in 2015

### **Essential Information**

MLS® #	A2232139
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

## Community Information

Address	9301, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

## Amenities

Amenities	Park, Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Assigned, Parkade, Stall, Titled

## Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	BBQ gas line
Construction	Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	M3

## Listing Details

Listing Office	Real Broker
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