

# \$339,999 - 4202, 403 Mackenzie Way Sw, Airdrie

MLS® #A2196584

**\$339,999**

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.

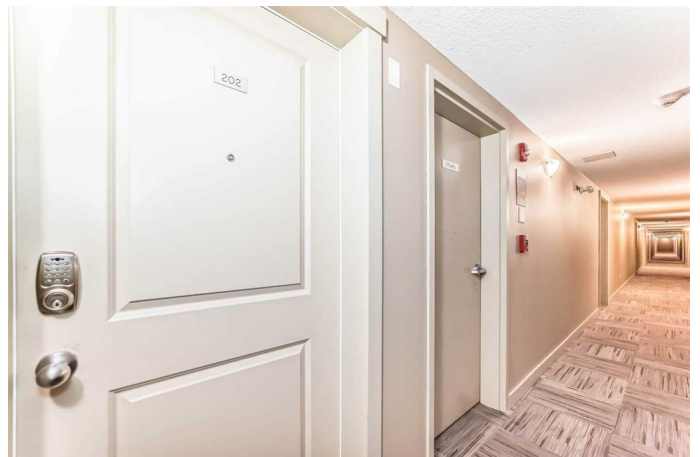
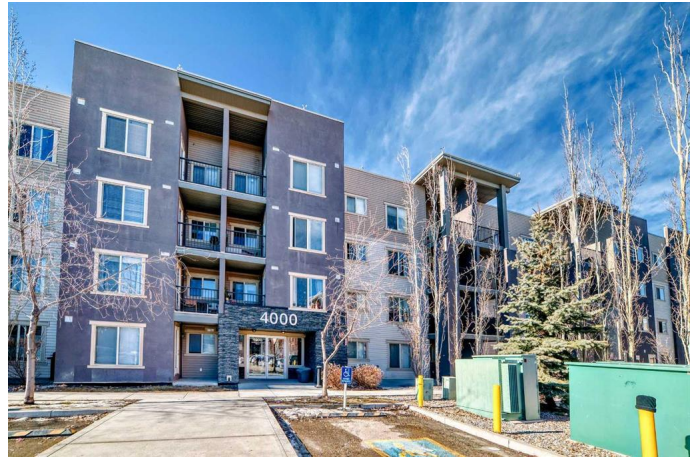
Additional premium upgrades include:

? 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® #         | A2196584      |
| Price          | \$339,999     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 971           |
| Acres          | 0.02          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| 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), Parking, Secured Parking, Trash, Visitor Parking, Other |
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, Heated Garage, Titled, Underground, Parking Lot  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Bidet, Track Lighting                                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, 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    | February 25th, 2025 |
| Days on Market | 37                  |
| Zoning         | M3                  |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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