

# \$246,900 - 6204, 304 Mackenzie Way Sw, Airdrie

MLS® #A2246733

**\$246,900**

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Gorgeous two bedroom, second floor suite offering a lovely floor plan, overlooking the pond at Mackenzie Pointe. The suite has been freshly painted throughout and showcases brand new luxury vinyl plank flooring. The open layout offers a good-sized modern kitchen open to the living and dining rooms. Covered balcony with sliding patio door offers a gas BBQ for your convenience. You'll love the upgraded stainless steel kitchen appliances including a brand new stove, ample counter and cabinet space. Washer & dryer has been upgraded. 2 bedrooms, 4 piece main bath, laundry room complete the suite. The parking stall is close by, just to the left of the front doors. All utilities (including unit electricity "so nice!") are included in the condo fees, making budgeting easy and stress-free. Situated in central Airdrie, conveniently located close to schools, shopping, restaurants, and public transit, with quick access to Cross Iron Mills Mall, Calgary International Airport. Ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a central location. Available for immediate occupancy. Don't miss this rare opportunity to own a great unit in a prime location with unbeatable value "schedule your private showing today.

Built in 2004

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2246733          |
| Price          | \$246,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 846               |
| Acres          | 0.02              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6204, 304 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3H6                    |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Parking, Trash |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | DC-7             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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