

# **\$315,000 - 4320, 403 Mackenzie Way Sw, Airdrie**

MLS® #A2253839

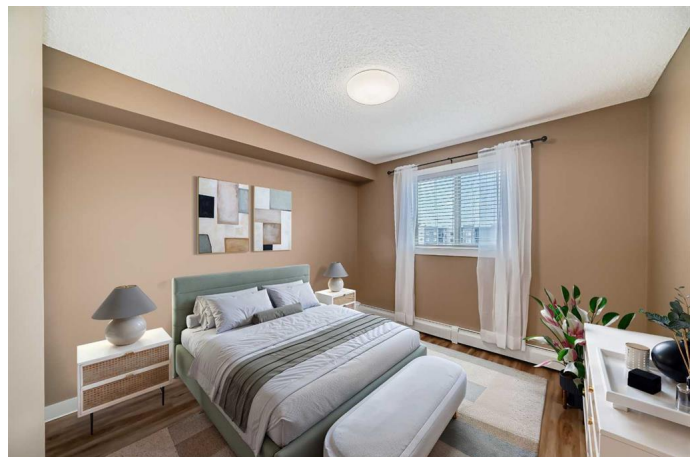
**\$315,000**

2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

DOWN-SIZERS, INVESTORS, FIRST-TIME HOME BUYERS - Don't miss this opportunity for a CORNER UNIT Apartment in the desirable apartments of Creekside Crossing in Airdrie. Corner Unit means: more space, more windows (feels less like an apartment), more parking and guess what?? this unit is also SOUTHEAST-FACING - letting in all the natural light! When you enter the you have tons of room to take off your shoes and a convenient Den space located right beside - perfect for your at-home office or additional storage. The open floor plan leaves enough room for a large dining table and makes it easy to entertain. Your Kitchen has Stainless Steel Appliances, lovely Granite Counters and Additional Cabinetry has been added for even more storage. The Covered Deck is great to enjoy the outdoors through allmost all of our seasons, just imagine drinking your morning coffee and watching the sunrise. There are TWO Bedrooms. One is your traditional Bedroom located directly beside a 4-Piece Bathroom - this is perfect for Guests, or Roommates. The Primary Bedroom has its own Walk-through Closet on your way to your 3-Piece Ensuite (with walk-in shower). Laundry is convenient and easy, located right inside your unit. Not many apartments come with 2 PARKING STALLS both of which are underground. They are right beside the elevator making trips to your apartment easy! The building itself couldn't be in a more convenient spot - this is Airdrie's



DOWNTOWN. Close to Shopping, Dining, Gas, Tim Horton's and pop onto First Ave to get to HWY 2 easily. If you want this apartment, act fast, the corner units don't last!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253839          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 972               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4320, 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 |
| Parking Spaces | 2                                                             |
| Parking        | Parkade, Secured, Titled, Side By Side                        |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Baseboard                                                                           |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | M3                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.