

# \$254,900 - 8420, 304 Mackenzie Way Sw, Airdrie

MLS® #A2196317

**\$254,900**

2 Bedroom, 1.00 Bathroom, 830 sqft  
Residential on 0.02 Acres

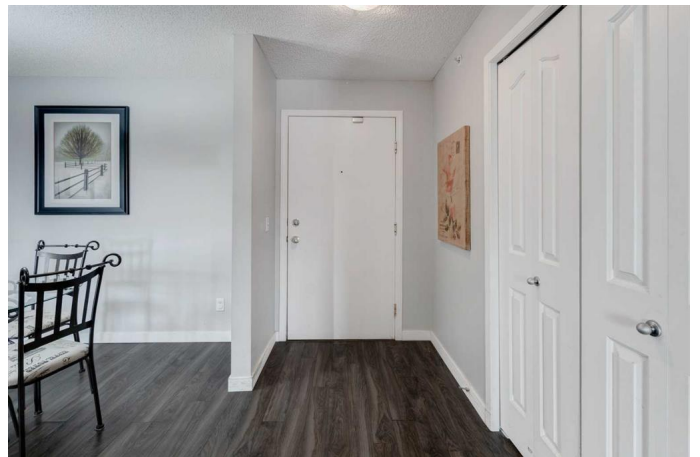
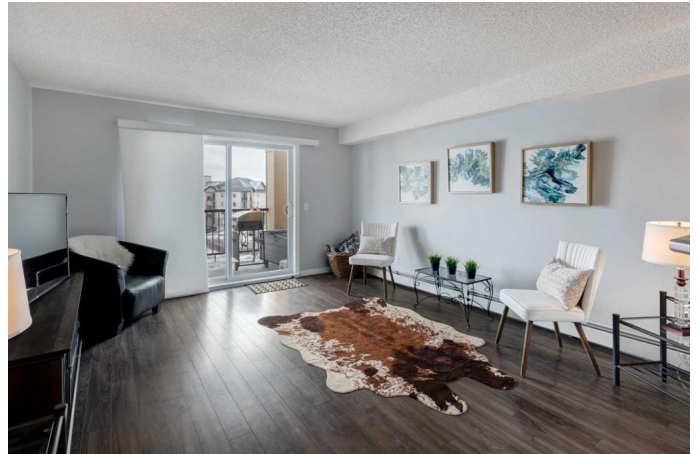
Downtown., Airdrie, Alberta

\*\*\*\*New Price\*\*\*\* This TOP FLOOR unit w/TITLED, UNDERGROUND PARKING is being offered for sale by its long term owner. This home has been lovingly cared for & is now ready for someone new to make it home, or perhaps turn it into an investment property. This is a very popular style in the complex because of the layout - there is ample storage, a dedicated laundry room, generous kitchen & SPACE FOR A DINING TABLE IF DESIRED. The current owner has taken out all of the carpet and replaced it w/laminate flooring. There are 2 bedrooms & the 4 pc bath is a good size. All of the appliances are included in this home, inc washer and dryer. The heated, underground parking is kept clean & maintained. This is one of the rare complexes where your condo fees include ALL UTILITIES, even ELECTRICAL. Outside find a sunny SOUTH DECK facing the pond. This one is worth a look!

Built in 2005

## Essential Information

MLS® #	A2196317
Price	\$254,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.02



Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	8420, 304 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, See Remarks, Titled

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Rubber
Construction	Wood Frame, Cement Fiber Board

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	19
Zoning	DC-7

### **Listing Details**

Listing Office	Century 21 Masters
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