

# \$305,000 - 9301, 403 Mackenzie Way Sw, Airdrie

MLS® #A2232139

**\$305,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

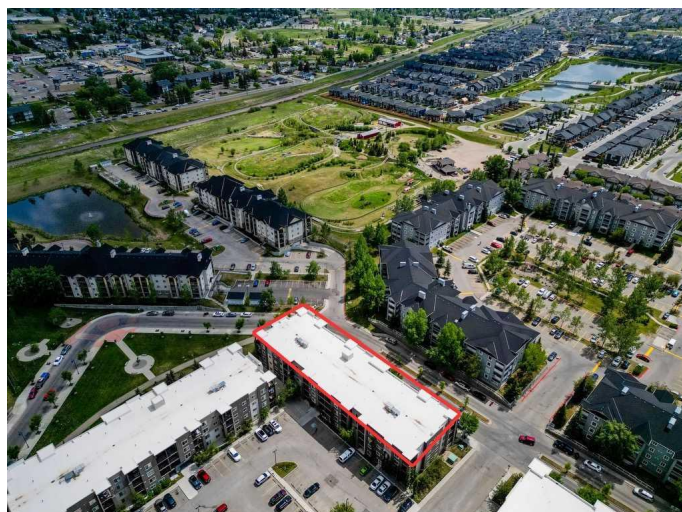
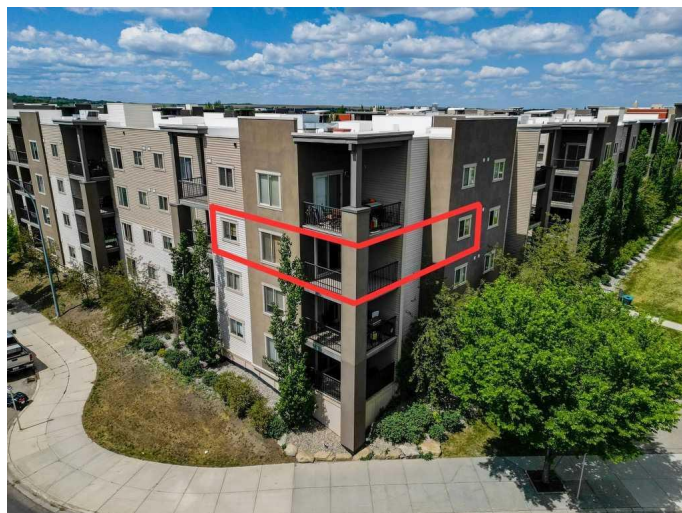
Not all two bedroom, two bathroom condos are created equal and this one is a perfect example of why.

When these units were originally sold by the builder, they weren't all priced the same. Even within the two bedroom, two bathroom category, there were multiple floorplans, layouts, and upgrade options. This particular condo is priced at \$305,000 because it offers one of the largest layouts the builder made available at the time, with 962 square feet of well-planned living space that truly sets it apart.

You'll find generous room sizes throughout, including a spacious living and dining area, a dedicated den that makes an ideal office or playroom, and a separate laundry and storage room for added convenience. The thoughtful floorplan offers flexibility and function that smaller units simply cannot match.

The sheltered corner deck is a standout feature. It is private, quiet, and protected from the wind and elements. It extends your living space outdoors and adds to the feeling of comfort and retreat that this unit offers.

Both bedrooms are positioned on opposite sides of the home for added privacy, making it ideal for roommates, families, or guests. The kitchen features ample cabinetry, a central



island, and a functional flow into the main living space that is perfect for everyday living or entertaining.

This condo also includes one underground parking stall in the heated parkade and one above ground surface stall, providing added convenience and flexibility for multi-vehicle households or guests.

Located in the heart of Airdrie’s downtown, you are within walking distance to restaurants, shops, parks, and pathways, with quick access to commuting routes and public transit.

With one of the largest floorplans in the building, a versatile layout, two parking stalls, and extras like the den, laundry room, and corner deck, this condo offers exceptional value for buyers who understand that square footage, function, and location matter

Built in 2015

**Essential Information**

MLS® #	A2232139
Price	\$305,000
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
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Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

### Amenities

Amenities	Park, Snow Removal, Visitor Parking, Parking, Secured Parking
Parking Spaces	2
Parking	Stall, Assigned, Parkade, 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	35
Zoning	M3

### Listing Details

Listing Office	Real Broker
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