

# \$307,000 - 8213, 304 Mackenzie Way Sw, Airdrie

MLS® #A2228067

**\$307,000**

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

\*\*\*JOIN US FOR AN OPEN HOUSE â€™  
SUNDAY, JUNE 8th | 11-2 PM! DON'T MISS  
OUT!\*\*\*

This bright and well-maintained 1062 sq ft condo is move-in ready and comes with two parking spaces â€™ one titled underground stall and one outdoor stall. It's the largest floor plan available in the building!

Enjoy the open-concept layout with durable laminate flooring throughout the main living areas. The kitchen offers ample cabinetry and is equipped with stainless steel appliances, including a fridge, microwave, and dishwasher.

The generous living room features a cozy gas fireplace (recently serviced) and opens onto a private balcony that overlooks the park â€™ with no buildings behind you, itâ€™™s a perfect spot for relaxing or BBQing (gas hookup included!).

The primary bedroom includes a walk-through closet leading to a full ensuite bathroom. Additional features include in-suite laundry and a dedicated storage area for extra convenience.

Located in central Airdrie, this unit is within walking distance of shopping, restaurants, parks, medical clinics, banks, and more. Best of all, the condo fees cover all utilities â€™ even electricity!



This is a rare opportunity to own a spacious unit in a prime location with unbeatable value  
â€” schedule your showing today!

Built in 2005

### **Essential Information**

MLS® #	A2228067
Price	\$307,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.02
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	8213, 304 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H8

### **Amenities**

Amenities	Elevator(s), Park, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled, Underground

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	DC-7

### Listing Details

Listing Office	Town Residential
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