

# \$315,000 - 9301, 403 Mackenzie Way Sw, Airdrie

MLS® #A2232139

**\$315,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

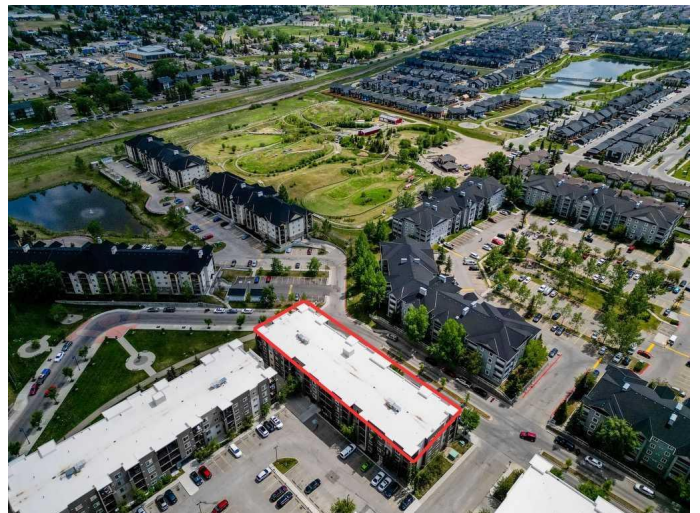
Bright Corner Unit with Park Views, Two Parking Stalls, and a Quiet, Well-Maintained Setting in Airdrie

If you've been looking for a low-maintenance home that still feels spacious, private, and full of natural light—this is it.

Located in a well-managed, quiet building, this corner unit offers over 960 square feet of thoughtfully designed living space. With windows on multiple sides, you'll immediately notice how bright and open it feels. The light pours in throughout the day, especially in the morning thanks to its east-facing exposure and peaceful park views. There's no building directly beside you—just open green space—so it feels a little more like home and a little less like a typical condo.

The layout includes two bedrooms, two full bathrooms, and a versatile den that works well as a home office, reading nook, or hobby space. Featuring brand new carpet, never before lived on! The open-concept kitchen features granite countertops, stainless steel appliances, and a functional eat-in area that flows into the spacious living room—ideal for quiet evenings or hosting friends and family.

The primary bedroom includes a walk-through closet and private 3-piece ensuite. A second



bedroom and full 4-piece bath are thoughtfully separated for added privacy—whether for guests or live-in family members.

You™ll also appreciate the convenience of having not just one, but two parking stalls: one titled underground and one above ground. It™s a rare perk that gives you flexibility, extra storage options, or room for visitors.

Airdrie continues to grow in all the right ways—with great access to amenities, walking paths, shopping, and Calgary just a short drive away. It™s a welcoming, well-connected community that appeals to both those looking to simplify and those planning for the years ahead.

Conveniently located just off 8 Street in Airdrie, there's a Sobeys next door and downtown is just a short walk or drive away. Iron Horse Park is next door so there's plenty of walking for yourself or your furry family. Whether you're downsizing, investing, or just ready for a change, this home checks all the right boxes. Quick possession is available, ready when you are!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232139    |
| Price          | \$315,000   |
| 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 |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Park, Parking, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                             |
| Parking        | Assigned, Parkade, Stall, 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 | 6               |
| Zoning         | M3              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.