

# \$274,700 - 3309, 403 Mackenzie Way Sw, Airdrie

MLS® #A2265462

**\$274,700**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Attention first-time home buyers, down-sizers and investors! This 761 sq ft, 2 BEDROOM, 2 BATH, CORNER UNIT CONDO is AFFORDABLE AND MOVE-IN READY with FRESH PAINT AND BRAND NEW CARPET. Upon entering, you are greeted by an open-concept design. To the right, is a flex space that could be used as a dining area, an office or for your favorite hobby. A front closet, a 4 piece bathroom and in-suite laundry complete this corner of the condo. To the left, the kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating area and is open to the bright living room. On one side of the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. The second, good-sized bedroom is located on the opposite side of the living room. The living room is bright and welcoming. Step out the living room door onto your covered balcony which is a great place to barbeque, relax or entertain. The complex is PET FRIENDLY, allowing one dog or cat. This condo is complete with one underground, heated, titled parking spot and visitor parking is available outside the main doors. Creekside Crossing condo building is conveniently located in the center of Airdrie and is close to shopping, Nose Creek walking trails, Iron Horse Park and all that downtown Airdrie has to offer. Easy access to highway QE2. Call your favorite realtor today to view.



3309-403 MacKenzie Way SW, Airdrie, AB

Main Floor Interior Area 761.40 sq ft



0 3 6 ft

PREPARED: 20250319

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265462          |
| Price          | \$274,700         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3309, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B3V7                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | None                        |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Elevator, See Remarks                                               |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, See Remarks |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| # of Stories      | 4                                                                   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 18th, 2025  
Days on Market        15  
Zoning                      M3

**Listing Details**

Listing Office            REMAX ACA Realty

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