

\$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
laminated 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 | 10 |
| Zoning | DC-7 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.