

\$319,900 - 6412, 403 Mackenzie Way Sw, Airdrie

MLS® #A2242206

\$319,900

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Welcome to Creekside Crossing, where comfort meets convenience in this beautifully upgraded and meticulously maintained top floor unit. Featuring 2 spacious bedrooms, a versatile den, and 2 full bathrooms including a private 4-piece ensuite this home offers 960 sq ft of thoughtfully designed living space and a bright, open-concept layout ideal for modern living.

Step into the stylish kitchen complete with granite countertops, stainless steel appliances and an eating bar perfect for morning coffee or casual meals. The kitchen flows effortlessly into the Dining room (big enough for a full size table) and inviting living room, which opens onto your own private south-facing balcony—a sunny spot to relax, BBQ, or unwind with a book. Large windows throughout the unit flood the space with natural light, creating a warm and welcoming ambiance.

Enjoy the comfort of your primary suite with walk-through closet and private ensuite, a second well-sized bedroom, a flexible den ideal for a home office or reading nook, and the added bonus of in-suite laundry for ultimate convenience.

This quiet, pet-friendly (with Board approval), and well-managed complex includes 2 titled underground heated parking stalls (side by side!) with the ability to have storage there as



well.

Nestled in downtown Airdrie, Creekside Crossing places you within walking distance to a variety of fantastic amenities. Enjoy the convenience of nearby coffee shops, fitness and yoga studios, restaurants, shopping, grocery stores, child care services, and public transit—everything you need is right at your doorstep. Whether you're a first-time buyer, downsizing, or investing, this home offers the perfect combination of style, function, and location.

Move-in ready and packed with upgrades—come experience top-floor living at its finest!

Built in 2016

Essential Information

MLS® #	A2242206
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	6412, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 3B7

Amenities

Amenities Parking, Visitor Parking

Parking Spaces 2

Parking Stall, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Baseboard

Cooling Central Air

of Stories 4

Exterior

Exterior Features Balcony

Construction Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed July 30th, 2025

Days on Market 6

Zoning M3

Listing Details

Listing Office CIR Realty

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.