



## 304 Mackenzie Way Airdrie Alberta

\$229,000

Bright and spacious 1 bedroom PLUS DEN Condo with lots of storage, facing south with a view and balcony, plus (titled) UNDERGROUND parking, all in a quiet, well-maintained building. Most convenient location, as it is an easy walk to all your needs: 2 grocery and 3 drug stores, restaurants, Staples and Dollarstore, doctors/emergency clinic/dentists, library, parks, services and much more. Super economical living as the condo fees include ALL necessary utilities (ELECTRICITY, heat, water, maintenance etc.). Recently painted and new high-end carpeting installed throughout, so the unit is move-in ready. Large hall closet in entrance. The bright kitchen is open to the living room, which has a large patio door that opens to the SOUTH-facing balcony and offers a lovely view of trees, with the large pond with a fountain in the background, and space for an eating area or couch and other furniture. The kitchen has plenty of cabinets and a white tiled backsplash with space left for an island. The spacious bedroom is bright with large windows showing similar views and offers wall-to-wall not one, but two full-sized closets. With a queen bed there is still room for dressers or a sitting area with desk, or a king bed with sidetables. The terrific layout also offers a large den for some separation - a guest room or a home office. Even with a large sectional couch (or guest bed) there will still be room for storage cabinetry, chairs or desk. The practical bathroom contains a large tub/shower surrounded by white tiles and a nice-sized vanity with storage. There is even a washer and dryer plus a tall storage cabinet in a separated space right inside your suite. Your underground parking spot is easily accessible and right across from an entrance door, plus the building has a centrally located elevator. There is plenty of visitor parking (and additional above-ground parking is commonl...

Living room 11.17 Ft x 7.33 Ft

Eat in kitchen 11.17 Ft x 8.25 Ft

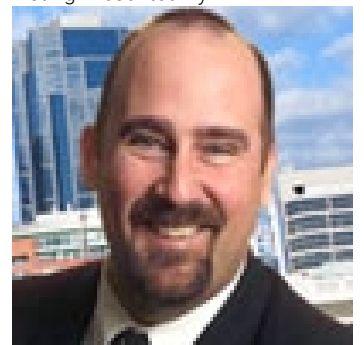
4pc Bathroom 7.67 Ft x 6.75 Ft

Den 8.67 Ft x 11.50 Ft

Primary Bedroom 9.25 Ft x 11.00 Ft

Other 3.58 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Fair Commissions Realty &  
Property Management

<https://www.FairCommissionsRealty.com>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca