

\$294,000 - 8213, 304 Mackenzie Way Sw, Airdrie

MLS® #A2242672

\$294,000

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Unique chance! Experience the best of Downtown Airdrie living in this exceptional unit! Boasting 1,055 square feet of meticulously renovated space, this 2nd-floor condo offers an incredible opportunity. From the moment you step inside, you'll be captivated by the abundant natural light streaming through the expansive windows, creating an airy, open feel throughout the day. As one of the largest floor-plans in the entire development, this unit provides generous living and dining areas, seamlessly flowing into a stylish, functional kitchen. Home chefs will appreciate the upgraded wood cabinetry, sleek stainless appliances, and a convenient breakfast bar â€” perfect for entertaining or casual meals. This thoughtfully designed condo features two spacious bedrooms, including a primary suite with a walk-through closet and a private 3-piece ensuite. A second full 4-piece bathroom and a versatile den (ideal for a home office, gym, or quiet retreat) offer ultimate flexibility.

The large living room with a gas fireplace leads to the spacious private balcony with gas barbecue hook ups and a fantastic view of the park! Enjoy the comfort of in-suite laundry and storage! The balcony includes a gas hook up for your BBQ and no building behind you for privacy. Adding to the convenience are two parking stalls: one titled, underground and heated, and another surface stall directly in front of the building. Located in a highly sought-after, well-managed complex with



ample visitor parking, you'll enjoy quick access to walking paths, schools, shops, public transit, and major routes. This bright, inviting space is truly a must-see! Schedule your private showing today!

Built in 2005

Essential Information

MLS® #	A2242672
Price	\$294,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
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), Parking, Playground, Storage, Laundry
Parking Spaces	2
Parking	Heated Garage, Parkade, See Remarks, Stall, Titled, Underground

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Other, See Remarks
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, See Remarks

Additional Information

Date Listed	July 24th, 2025
Days on Market	63
Zoning	DC-7

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.