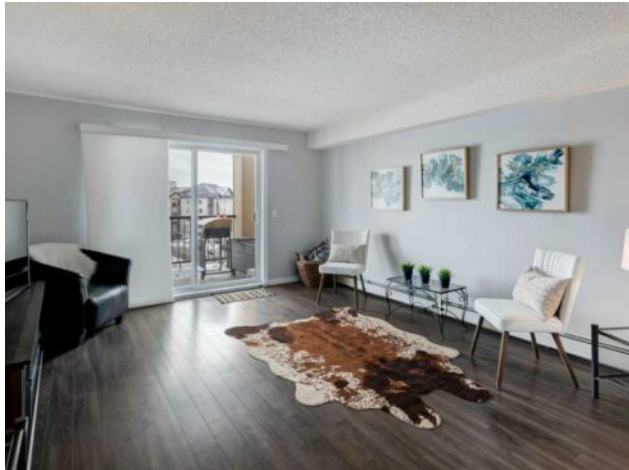


8420, 304 Mackenzie Way SW  
Airdrie, Alberta

MLS # A2196317



**\$259,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, See Remarks, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate

**Roof:** Rubber

**Basement:** -

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 687

**LLD:** -

**Zoning:** DC-7

**Utilities:** -

**Inclusions:** Blinds & Curtain Rods

This TOP FLOOR unit w/TITLED, UNDERGROUND PARKING is being offered for sale by its long term owner. This home has been lovingly cared for & is now ready for someone new to make it home, or perhaps turn it into an investment property. This is a very popular style in the complex because of the layout - there is ample storage, a dedicated laundry room, generous kitchen & SPACE FOR A DINING TABLE IF DESIRED. The current owner has taken out all of the carpet and replaced it w/laminate flooring. There are 2 bedrooms & the 4 pc bath is a good size. All of the appliances are included in this home, inc washer and dryer. The heated, underground parking is kept clean & maintained. This is one of the rare complexes where your condo fees include ALL UTILITIES, even ELECTRICAL. Outside find a sunny SOUTH DECK facing the pond. This one is worth a look!