

# \$340,000 - 2106, 403 Mackenzie Way Sw, Airdrie

---

MLS® #A2214760

**\$340,000**

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

Looking to simplify your lifestyle without sacrificing comfort? This main floor, corner unit at 2106-403 Mackenzie Way SW offers the perfect blend of space and convenience for downsizers. Enjoy step-free access, a bright open layout, and your own private patio-making daily living easy and maintenance-free.

Inside, youâ€™ll find a streamlined kitchen with granite counters, in-suite laundry, and a spacious living area that feels just right-not too big, not too small. The corner location means extra windows for natural light and only one shared wall for added privacy. Heated underground parking keeps your vehicle protected, while the buildingâ€™s central location puts shops, dining, and parks just steps away.

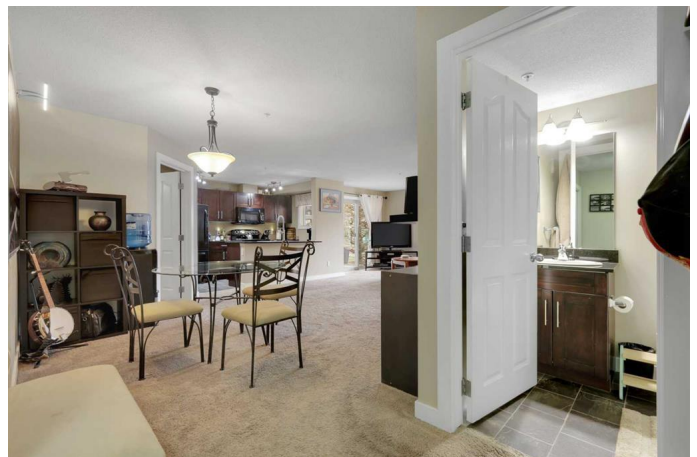
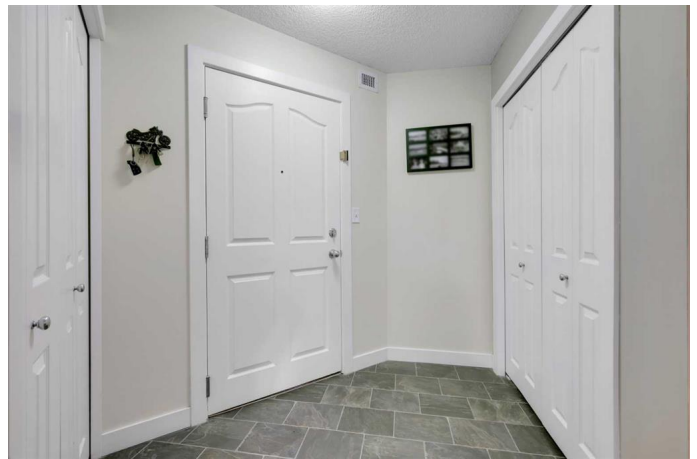
Whether youâ€™re ready to right-size or simply want a lock-and-leave lifestyle, this home is designed for easy living with all the essentials and none of the excess. Book your showing today and discover how comfortable downsizing can be!

Built in 2013

## Essential Information

MLS® #                   A2214760

Price                     \$340,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 892               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2106, 403 Mackenzie Way Sw |
| Subdivision | Downtown.                  |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3V7                    |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | None          |
| Parking Spaces | 1             |
| Parking        | Stall, Titled |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Vinyl Windows                          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony                                     |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |

Zoning                      M3

**Listing Details**

Listing Office              Century 21 Bravo Realty

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.