

\$265,000 - 7204, 304 Mackenzie Way Sw, Airdrie

MLS® #A2246603

\$265,000

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.02 Acres

Downtown., Airdrie, Alberta

OPEN HOUSE August 24th, 11-4pm

This charming 2-bedroom, 1-bath apartment is ideally located in the heart of downtown Airdrie, backing onto a peaceful park and green space that offers both privacy and scenic views. The home has undergone \$25K in thoughtful upgrades over the past two years, making it a standout property. The open floor plan creates a spacious feel throughout, with a living room that opens up to a south-facing balcony—perfect for enjoying the sun. The kitchen is a highlight, featuring plenty of space and cabinets, complemented by black and stainless steel appliances. The entire unit, including doors and closets, has been freshly repainted for a modern, clean aesthetic. A walk-in shower was added last year, further enhancing the bathroom's appeal. Durable vinyl plank flooring was installed two years ago, adding both style and practicality to the apartment. In the past year, the kitchen also received a new microwave hood fan, and all cabinets were stripped and repainted, giving the space a refreshed, contemporary look. Additional upgrades include a new stackable LG washer/dryer and new ceiling fans and light fixtures in both bedrooms, all with remote controls for added comfort. The apartment also boasts new window coverings that allow for plenty of natural light while maintaining privacy when needed, along with a newly added bathroom wall storage cabinet for extra space. This condo is in mint condition



and shows 10 out of 10. The condo fees include all utilities, making budgeting a breeze. Enjoy the convenience of heated titled underground parking and a good sized storage room. With two good-sized bedrooms and a dedicated dining area, this apartment offers modern amenities, a serene location, and a stylish interiorâ€”a perfect retreat in downtown Airdrie.

Built in 2005

Essential Information

MLS® #	A2246603
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	850
Acres	0.02
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	7204, 304 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H6

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	August 8th, 2025
Days on Market	13
Zoning	DC-7

Listing Details

Listing Office	Comox 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.