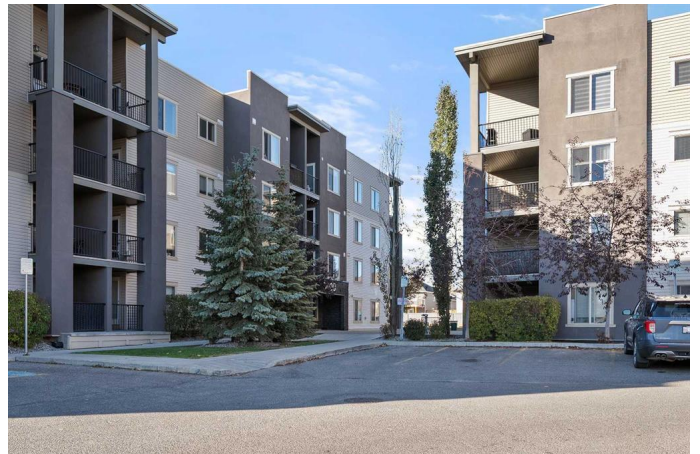


MLS® #A2265462

2 Bedroom, 2.00 Bathroom, 761 sqft
Residential on 0.02 Acres

Attention first-time home buyers, down-sizers and investors! This 761 sq ft, 2 BEDROOM, 2 BATH, CORNER UNIT CONDO is AFFORDABLE AND MOVE-IN READY with FRESH PAINT AND BRAND NEW CARPET. Upon entering, you are greeted by an open-concept design. To the right, is a flex space that could be used as a dining area, an office or for your favorite hobby. A front closet, a 4 piece bathroom and in-suite laundry complete this corner of the condo. To the left, the kitchen offers modern cabinetry, granite counter tops, trendy black/stainless steel appliances and a sit-up eating area and is open to the bright living room. On one side of the living room is the main bedroom featuring a walk-through closet and a 4pc ensuite. The second, good-sized bedroom is located on the opposite side of the living room. The living room is bright and welcoming. Step out the living room door onto your covered balcony which is a great place to barbeque, relax or entertain. The complex is PET FRIENDLY, allowing one dog or cat. This condo is complete with one underground, heated, titled parking spot and visitor parking is available outside the main doors. Creekside Crossing condo building is conveniently located in the center of Airdrie and is close to shopping, Nose Creek walking trails, Iron Horse Park and all that downtown Airdrie has to offer. Easy access to highway QE2. Call your favorite realtor today to view.



3309-403 MacKenzie Way SW, Airdrie, AB

Main Floor Interior Area 761.49 sq ft



Age Group	Percentage
18-24	1.2
25-34	2.8
35-44	3.5
45-54	4.2
55-64	4.8
65-74	5.5
75-84	5.8
85+	6.0

PREPARED: 2025/03/19

White regions are excluded from total floor area in IQUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Built in 2013

Essential Information

MLS® #	A2265462
Price	\$274,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	761
Acres	0.02
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3309, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3V7

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Elevator, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, See Remarks
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2025
Days on Market 15
Zoning M3

Listing Details

Listing Office REMAX ACA 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.