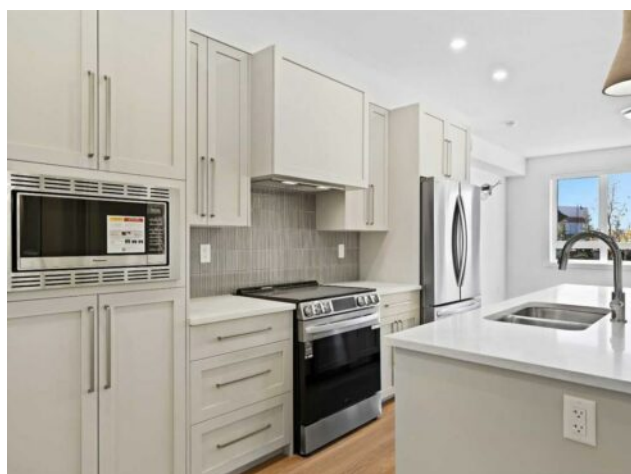


1116, 520 Reynolds Avenue SW  
Airdrie, Alberta

MLS # A2276735



## \$395,000

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	Fob for doors and parking
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Welcome to The Monarch, a beautifully designed luxury condo community offering comfort, style, and thoughtful living. This bright 2-bedroom, 2-bathroom home features 853 sq. ft. of well-planned space with large windows that fill the unit with natural light and a south-facing balcony. The open-concept main living area is warm and inviting, highlighted by LVP flooring, while the modern kitchen offers quartz countertops, pot lighting, a built-in hood fan, and plenty of cabinet space. The primary bedroom provides excellent functionality with a spacious walk-in closet and private 3-piece ensuite, while the second bedroom is ideal for guests, a home office, or family, paired with a 4-piece main bathroom. A titled covered parking stall adds everyday convenience. Residents enjoy over 4,000 sq. ft. of amenities, including a resident lounge, fitness center, yoga studio, family room with large patio, pet wash station, two rooftop patios, and guest suites, plus two elevators per building. Family-friendly, pet-friendly, and ideally located steps from Coopers Promenade, parks, and schools. Experience elevated condo living at The Monarch.