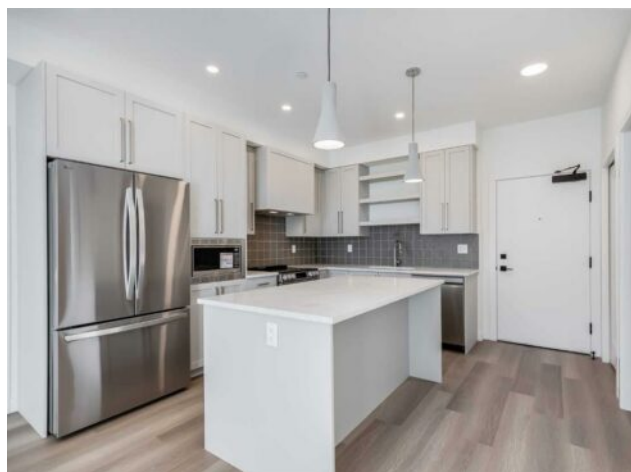


**2203, 520 Reynolds Avenue SW
Airdrie, Alberta**

MLS # A2279795



\$429,000

Division:	Coopers Crossing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Fob for Doors

This stunning B4 floor plan offers a bright and welcoming 2-bedroom, 2-bath plus den, open-concept layout, featuring quartz countertops throughout, luxury vinyl plank flooring, and recessed lighting that fills the space with natural brightness. The thoughtful design includes wall-unit air conditioning for year-round comfort. The Monarch residents enjoy access to fantastic amenities including a fully equipped fitness centre, lounge, party room, and beautifully maintained common areas. The unit includes underground parkade parking for added convenience. Located in the prestigious neighbourhood of Cooper Crossing just steps from Coopers Promenade and minutes from schools, parks, and everyday amenities, with quick access to 8th Avenue, 40th Avenue, and the highway, this is a wonderful opportunity to enjoy low-maintenance living in one of Airdrie's most sought-after neighbourhoods.