

2203, 520 Reynolds Avenue SW  
Airdrie, Alberta

MLS # A2279795

**\$429,000**



<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 495
<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, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	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.