

**1115, 520 Reynolds Avenue SW  
 Airdrie, Alberta**
**MLS # A2276634**

**\$405,000**
**Division:** Coopers Crossing

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 878 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, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Membrane

**Condo Fee:** \$ 479

**Basement:** -

**LLD:** -

**Exterior:** Brick, Composite Siding, Wood Frame

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fob for the doors

\*\*\*\*\*open House February 7 12-4 and Feb 8 12-4 \*\*\*\*\* Welcome to The Monarch, where contemporary design meets everyday elegance. This impressive ground-floor corner suite offers 2 bedrooms and 2 bathrooms, complemented by 9-foot ceilings and premium finishes throughout. The thoughtfully designed interior features quartz countertops, modern pot lighting, triple-glazed windows, and wall-mounted air conditioning, showcasing exceptional attention to detail. Step outside to a spacious south-facing balcony overlooking Cooper Promenade, perfect for enjoying natural light and outdoor living. Ideally located, this home is close to parks and schools, with easy access to 40th Avenue and just minutes from Highway 2, making commuting effortless. Residents enjoy over 4,000 sq. ft. of upscale amenities, including a stylish resident lounge, fully equipped fitness center, yoga studio, family room with a large outdoor deck, and a convenient pet wash station. The building also features two elevators for added comfort, two rooftop terraces with breathtaking views, and a guest suite available in each building for visiting friends and family. A variety of additional layouts are available, including 1 bedroom + den and 2 bedroom + den floor plans ranging from 670&ndash;1,058 sq. ft. Discover a new standard of refined condo living at The Monarch.