

**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: -

Water: -

Sewer: -

Condo Fee: \$ 495

LLD: -

Zoning: R3

Utilities: -

Heating:	Baseboard, Boiler
Floors:	Carpet, Vinyl Plank
Roof:	Membrane
Basement:	-
Exterior:	Brick, Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Inclusions: Fob for Doors

This stunning B4 floor plan features a bright and welcoming 2-bedroom, 2-bath plus den open-concept layout, highlighted by quartz countertops throughout, luxury vinyl plank flooring, and recessed lighting that enhances the home's natural brightness. The thoughtful design also includes wall-unit air conditioning for year-round comfort. Residents of The Monarch enjoy access to exceptional amenities, including a fully equipped fitness center, lounge, party room, and beautifully maintained common areas. Underground titled parking adds everyday convenience and peace of mind. Ideally located in the prestigious Cooper's Crossing neighborhood, this home is just steps from Coopers Promenade and minutes from schools, parks, and everyday amenities, with quick access to 8th Avenue, 40th Avenue, and major highways. A fantastic opportunity to enjoy low-maintenance living in one of Airdrie's most sought-after communities.