

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
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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.