

**1414, 520 Reynolds Avenue SW
 Airdrie, Alberta**
MLS # A2280347

\$459,000
Division: Coopers Crossing

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

Style: Apartment-Single Level Unit

Size: 935 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: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |

Inclusions: Fob for the doors

Perched on the top floor, this impressive B4 floor plan showcases 10-foot ceilings and a bright eastern-facing exposure, creating an airy, light-filled living space. The thoughtfully designed 2-bedroom, 2-bath plus den layout offers modern open-concept living, finished with quartz countertops throughout, luxury vinyl plank flooring, and contemporary recessed lighting. The primary suite features a walk-in closet and a private ensuite, while wall-unit air conditioning ensures year-round comfort. The Monarch delivers an exceptional amenity experience, including a fully equipped gym, yoga studio, boardroom, large residents' lounge, party room with deck and BBQ, two rooftop decks, guest suite, and a dog wash station. Underground parade parking adds everyday convenience. Ideally located in the Cooper's Crossing community, just steps from Coopers Promenade and close to schools, parks, and everyday amenities, with quick access to 8th Avenue, 40th Avenue, and Highway 2 for an easy commute to Calgary. Additional units are available, offering flexibility to suit a variety of lifestyles. A fantastic opportunity to enjoy low-maintenance, upscale living in one of Airdrie's premier neighborhoods.