

1308, 520 Reynolds Avenue SW
Airdrie, Alberta

MLS # A2339501



\$430,000

Division:	Coopers Crossing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,048 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	key fobs		

Welcome to The Monarch in Cooper's Crossing, where luxury, lifestyle, and convenience come together. This exceptional C1 floor plan offers 2 bedrooms, 2 bathrooms, and a versatile den, providing the perfect combination of space and functionality. Located on the third floor, this home features a desirable west facing exposure, allowing you to enjoy beautiful afternoon and evening light. The open-concept layout is complemented by quartz countertops, stylish LVP flooring, modern finishes, and thoughtful design throughout. Enjoy the convenience of titled parking and access to over 4,000 sq. ft. of exceptional building amenities, including a fitness center, yoga studio, resident lounge, family room, rooftop patios, guest suites, party room with deck and BBQ, and pet wash station. Ideally located just steps from Coopers Promenade, parks, and everyday amenities, with easy access to major routes. Experience elevated condominium living in one of Airdrie's most sought after communities.