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2215, 520 Reynolds Avenue SW
Airdrie, Alberta

MLS # A2345651

$299,900

Division:	Coopers Crossing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 407
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	R4
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Monarch, where modern condo living meets an impressive collection of amenities designed to make everyday life more enjoyable. This inviting 1-bedroom, 1-bathroom residence offers a smart and comfortable layout with contemporary finishes and a welcoming atmosphere. But the real standout is what awaits beyond your front door. Residents have access to approximately 4,200 sq. ft. of thoughtfully designed amenity space, creating an extension of your living area with places to relax, connect, entertain, and enjoy your home to the fullest. Located in the award-winning community of Coopers Crossing, The Monarch puts parks, shopping, restaurants, everyday conveniences, and major routes close at hand. Whether you're looking for your first home, a low-maintenance lifestyle, or a great investment opportunity, Unit 2215 offers the perfect combination of comfort, convenience, and community.

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