



**GRASSROOTS**  
REALTY GROUP

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**2111, 520 Reynolds Avenue SW  
Airdrie, Alberta**

**MLS # A2236298**



**\$419,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*Show Suites - Now Open\*** The Monarch sets a new standard for luxury condo living in Airdrie that is truly unparalleled. At the Monarch, residents enjoy more than just beautiful home. The building is not only equipped with premium sized apartments, but it also features exclusive amenities designed to enhance your lifestyle. Standard features for the building include, 2 x elevators per building, Triple glazed windows, pot-light package in the kitchen, Quartz counter tops throughout the unit, LVP flooring in the stylish lounge area, or tending to your pet at the onsite washing station, the over 4,000 square feet of indoor space are at your disposal. Nestled in the heart of it all, the Monarch is steps away from the bustling Coopers Town Promenade and easy access to 8 street and 40th Avenue. Other exquisite homes, ranging from 670 to 1058 square feet, include 1-bedroom + Den, 2-bedroom, and 2-bedroom + Den options are also available. Stop by the show suite or call for more information