



GRASSROOTS
REALTY GROUP

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**1116, 520 Reynolds Avenue SW
Airdrie, Alberta**

MLS # A2276735



\$395,000

Division:	Coopers Crossing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 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, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Fob for doors and parking
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Welcome to The Monarch, a beautifully designed luxury condo community offering comfort, style, and thoughtful living. This bright 2-bedroom, 2-bathroom home features 853 sq. ft. of well-planned space with large windows that fill the unit with natural light and a south-facing balcony. The open-concept main living area is warm and inviting, highlighted by LVP flooring, while the modern kitchen offers quartz countertops, pot lighting, a built-in hood fan, and plenty of cabinet space. The primary bedroom provides excellent functionality with a spacious walk-in closet and private 3-piece ensuite, while the second bedroom is ideal for guests, a home office, or family, paired with a 4-piece main bathroom. A titled covered parking stall adds everyday convenience. Residents enjoy over 4,000 sq. ft. of amenities, including a resident lounge, fitness center, yoga studio, family room with large patio, pet wash station, two rooftop patios, and guest suites, plus two elevators per building. Family-friendly, pet-friendly, and ideally located steps from Coopers Promenade, parks, and schools. Experience elevated condo living at The Monarch.