



**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: -

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: R3

Utilities: -

Heating: Baseboard, Boiler

Floors: Carpet, Tile, Vinyl Plank

Roof: Membrane

Basement: -

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fob for doors and parking

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.