



GRASSROOTS
REALTY GROUP

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**2203, 520 Reynolds Avenue SW
Airdrie, Alberta**

MLS # A2279795



\$429,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Coopers Crossing | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 934 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, Vinyl Plank | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 495 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows | | |

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|--------------------|---------------|
| Inclusions: | Fob for Doors |
|--------------------|---------------|

This stunning B4 floor plan features a bright and welcoming 2-bedroom, 2-bath plus den open-concept layout, highlighted by quartz countertops throughout, luxury vinyl plank flooring, and recessed lighting that enhances the home's natural brightness. The thoughtful design also includes wall-unit air conditioning for year-round comfort. Residents of The Monarch enjoy access to exceptional amenities, including a fully equipped fitness center, lounge, party room, and beautifully maintained common areas. Underground titled parking adds everyday convenience and peace of mind. Ideally located in the prestigious Cooper's Crossing neighborhood, this home is just steps from Coopers Promenade and minutes from schools, parks, and everyday amenities, with quick access to 8th Avenue, 40th Avenue, and major highways. A fantastic opportunity to enjoy low-maintenance living in one of Airdrie's most sought-after communities.