



**1308, 520 Reynolds Avenue SW  
Airdrie, Alberta**

**MLS # A2280749**



**\$465,000**

<b>Division:</b>	Coopers Crossing		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler

**Floors:** Carpet, 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)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 560

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Key Fob

Designed for both comfort and style, this C1 floor plan delivers a well-balanced 2-bedroom, 2-bath plus den layout with an inviting open-concept design. Quartz countertops, luxury vinyl plank flooring, and modern recessed lighting create a clean, contemporary aesthetic, while west-facing windows flood the home with warm natural light. The primary retreat features a walk-in closet and private ensuite, and wall-mounted air conditioning ensures year-round comfort. Life at The Monarch is elevated by an outstanding amenity offering, including a full-service fitness center, yoga studio, boardroom, residents' lounge, entertaining space with deck and BBQ, two rooftop patios, guest suite, and a convenient dog wash station. Underground parkade parking provides secure and effortless access. Located in the heart of Cooper's Crossing, just steps from Coopers Promenade, this address places you close to schools, parks, and daily conveniences, with quick connections to 8th Avenue, 40th Avenue, and Highway 2 making the commute to Calgary seamless. A smart opportunity for those seeking low-maintenance, upscale condo living in one of Airdrie's most established communities.