

## 1-833-477-6687 aloha@grassrootsrealty.ca

## 2110, 520 Reynolds Avenue SW Airdrie, Alberta

## MLS # A2187044



## \$380,000

Division: $Coopers Crossing$ Type: $Residential/Low Rise (2-4 stories)$ Style: $Low-Rise(1-4)$ Size: $768 sq.ft$ $Age:$ Size: $768 sq.ft$ $Age:$ Baths:1Garage: $Assigned, Parkade$ Lot Size: $-$ Lot Size: $-$ Lot Feat: $-$ Carped, Tile, Vinyl PlankSewer:ArembraneCondo Fe:Vater: $*$ Luc Condo Fe: $*$ StoreLLD:Luc ConcreteUtilities:Vilities: $-$					
Style:   Low-Rise(1-4)     Size:   768 sq.ft.   Age:   2025 (0 yrs old)     Beds:   1   Baths:   1     Garage:   Assigned, Parkade   I     Lot Size:   -   I     aseboard, Boiler   Water:   -     arpet, Tile, Vinyl Plank   Sewer:   -     embrane   Condo Fee:   \$ 450     rick, Composite Siding, Wood Frame   Zoning:   R3     pured Concrete   Utilities:   -		Division:	Coopers Crossing		
Size:   768 sq.ft.   Age:   2025 (0 yrs old)     Beds:   1   Baths:   1     Garage:   Assigned, Parkade   1     Lot Size:   -   -     Lot Size:   -   -     aseboard, Boiler   Water:   -     arpet, Tile, Vinyl Plank   Sewer:   -     embrane   Condo Fee:   \$ 450     rick, Composite Siding, Wood Frame   Zoning:   R3     oured Concrete   Utilities:   -		Туре:	Residential/Low Rise (2-4 stories)		
Beds:   1   Baths:   1     Garage:   Assigned, Parkade   Lot Size:   -     Lot Size:   -   Lot Feat:   -     Asseboard, Boiler   Water:   -   -     arpet, Tile, Vinyl Plank   Sewer:   -   -     embrane   Condo Fee:   \$ 450     ick, Composite Siding, Wood Frame   Zoning:   R3     pured Concrete   Utilities:   -		Style:	Low-Rise(1-4)		
Garage:   Assigned, Parkade     Lot Size:   -     Lot Feat:   -     aseboard, Boiler   Water:   -     arpet, Tile, Vinyl Plank   Sewer:   -     embrane   Condo Fee:   \$ 450     ick, Composite Siding, Wood Frame   Zoning:   R3     ourde Concrete   Utilities:   -		Size:	768 sq.ft.	Age:	2025 (0 yrs old)
Lot Size:   -     Lot Feat:   -     seboard, Boiler   Water:   -     rpet, Tile, Vinyl Plank   Sewer:   -     ambrane   Condo Fee:   \$ 450     LLD:   -   -     ck, Composite Siding, Wood Frame   Zoning:   R3     ured Concrete   Utilities:   -		Beds:	1	Baths:	1
Lot Feat:   -     seboard, Boiler   Water:   -     rpet, Tile, Vinyl Plank   Sewer:   -     sembrane   Condo Fee:   \$ 450     LLD:   LLD:   -     ck, Composite Siding, Wood Frame   Zoning:   R3     ured Concrete   Utilities:   -		Garage:	Assigned, Parkade		
seboard, BoilerWater:-rpet, Tile, Vinyl PlankSewer:-embraneCondo Fee:\$ 450LLD:LLD:-ck, Composite Siding, Wood FrameZoning:R3ured ConcreteUtilities:-		Lot Size:	-		
Sewer: -   embrane Condo Fee: \$ 450   LLD: -   ick, Composite Siding, Wood Frame Zoning: R3   pured Concrete Utilities: -		Lot Feat:	-		
Condo Fee: \$ 450   LLD: -   ick, Composite Siding, Wood Frame Zoning: R3   ured Concrete Utilities: -	seboard, Boiler		Water:	-	
LLD: -   ck, Composite Siding, Wood Frame Zoning: R3   ured Concrete Utilities: -	rpet, Tile, Vinyl Plank		Sewer:	-	
ck, Composite Siding, Wood Frame Zoning: R3 ured Concrete Utilities: -	embrane		Condo Fee	\$ 450	
ured Concrete Utilities: -			LLD:	-	
	ick, Composite Siding, Wood Frame		Zoning:	R3	
	ured Concrete		Utilities:	-	
tchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)	tchen Island, Quartz Counters, Recessed Lighting	g, Vinyl Window	s, Walk-In Closet(s)		

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement: Exterior:** 

Foundation:

Features:

\*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 then just a beautiful home. The building is not only equipped with premium sized apartments, but it also includes exclusive amenities designed to enhance your lifestyle. Standard features include, 2X elevators per building, Triple glazed windows, pot-light package in the kitchen, Quartz counter tops throughout the unit, LVP flooring in the living area, Air Conditioner rough-in, plus much more. Whether you're enjoying a morning workout in the gym, relaxing in one of the stylish lounge areas, or tending to your pet at the on-site washing station, the over 4,000 square feet on indoor space are at your disposal. Nestled in the heart of it all, the Monarch is steps away from the bustling Cooper's Town Promenade and easy access to 8th 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.