



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2276735**



**\$360,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Coopers Crossing                   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 853 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> | -                                  |               |                  |

|                    |                                                                                      |                   |        |
|--------------------|--------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane                                                                             | <b>Condo Fee:</b> | \$ 468 |
| <b>Basement:</b>   | -                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                                                  | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |                   |        |

|                    |                           |
|--------------------|---------------------------|
| <b>Inclusions:</b> | 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.