



GRASSROOTS
REALTY GROUP

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1205, 520 Reynolds Avenue SW
Airdrie, Alberta

MLS # A2319994



\$420,000

Division:	Coopers Crossing		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 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:	\$ 555
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Door Fob

Welcome to the highly sought after C1 floor plan at The Monarch, where thoughtful design and modern finishes create the perfect place to call home. From the moment you step inside, you'll appreciate the spacious and welcoming foyer. As you move into the heart of the home, you'll discover a stunning full-sized kitchen featuring beautiful quartz countertops, ample cabinetry, and generous workspace for meal preparation, entertaining, or gathering with family and friends. The kitchen flows seamlessly into the bright and open living area, creating an inviting space designed for both comfort and functionality. Large windows fill the living room with natural light, while luxury vinyl plank flooring adds warmth, durability, and contemporary style. A wall mounted air conditioning unit ensures year round comfort, and the southeast-facing exposure allows you to enjoy sunshine throughout much of the day. The primary bedroom serves as a private retreat, featuring plush carpeting, a spacious walk-in closet, and a well-appointed four piece ensuite bathroom. Located on the opposite side of the living area for added privacy, the generously sized second bedroom offers a unique and highly desirable feature two walk-in closets, providing exceptional storage and versatility. Just down the hall, you'll find a convenient three piece bathroom, perfect for guests or family members. Beyond that is a spacious den, ideal for a home office, reading room, fitness area, hobby space, or additional guest accommodations. Completing this exceptional home is in-suite laundry, a titled covered open air parking stall, and access to the outstanding amenities and lifestyle The Monarch is known for. Ideally located close to shopping, dining, walking paths, and major commuter routes, this home offers the perfect balance of comfort, convenience, and modern living. Whether you're a first time buyer,

downsizer, or investor, this beautifully designed C1 plan presents an incredible opportunity to own in one of the area's most exciting new developments.