

# \$395,000 - 1116, 520 Reynolds Avenue Sw, Airdrie

MLS® #A2250274

**\$395,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Coopers Crossing, Airdrie, Alberta

Discover The Monarch â€™ Airdrieâ€™s newest standard in luxury condo living. This stunning 2-bedroom, 2-bathroom home showcases superior craftsmanship and thoughtful design, featuring quartz countertops throughout, triple-glazed windows, a modern pot-light package, and premium finishes that define upscale comfort.

At The Monarch, residents enjoy more than just a beautiful home â€™ they experience a lifestyle. With over 4,000 sq. ft. of indoor amenity space, a stylish lounge area, on-site pet washing station, and two elevators per building, every detail is designed for convenience and connection.

Perfectly located just steps from Coopers Town Promenade, with quick access to 8th Street and 40th Avenue, The Monarch offers the best of Airdrie living. Additional floor plans, including 1-bedroom + den, 2-bedroom, and 2-bedroom + den options, range from 670 to 1,058 sq. ft.

Visit the show suite today or call for more information â€™ The Monarch is where luxury meets lifestyle.



Built in 2025

## Essential Information

MLS® # A2250274

Price \$395,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 853               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1116, 520 Reynolds Avenue Sw |
| Subdivision | Coopers Crossing             |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B4K9                       |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                                               |
| Parking        | Parkade, Titled                                                                                 |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard, Boiler                                                                                              |
| Cooling           | Wall Unit(s)                                                                                                   |
| # of Stories      | 4                                                                                                              |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Roof              | Membrane                            |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 15                 |
| Zoning         | R3                 |
| HOA Fees       | 57                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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