



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**520 REYNOLDS Avenue #1104, Airdrie T4B 3Y6**

MLS® #: **A2135406**      Area: **Coopers Crossing**      Listing Date: **09/16/24**      List Price: **\$420,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **930**  
 Low Sqft:  
 Ttl Sqft: **930**

**Parkade,Stall,Titled**

DOM

**65**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

Construction:  
**Brick,Cement Fiber Board,Manufactured Floor Joist,Stucco,Wood Frame**  
 Flooring:  
**Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Kitchen Island,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 13`7"	Bedroom	Main	9`0" x 13`2"
Walk-In Closet	Main	11`0" x 4`5"	Walk-In Closet	Main	6`4" x 4`0"
3pc Ensuite bath	Main	5`0" x 11`0"	4pc Bathroom	Main	9`0" x 5`0"
Kitchen	Main	12`4" x 13`5"	Living/Dining Room Combination	Main	17`4" x 12`4"
Balcony	Main	6`0" x 10`0"	Office	Main	9`0" x 7`4"

Legal/Tax/Financial

Condo Fee: **\$540**      Title: **Fee Simple**      Zoning: **R3**

Legal Desc: 0

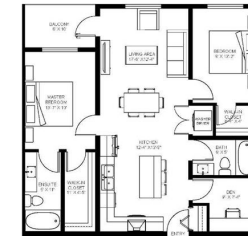
Fee Freq:  
Monthly

Remarks

Pub Rmks: **The Monarch sets a new standard for luxury condo living in Airdrie that is truly unparalleled. At The Monarch, residents enjoy more than just a beautiful home. The building is not only equipped with premium apartments, but it also includes exclusive amenities designed to enhance your lifestyle. Basic features include Triple Glazed windows, Quartz counter tops throughout the units, LVP plank flooring, 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 of indoor spaces 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 1,058 square feet, include 1-bedroom + den, 2-bedroom, and 2-bedroom + den options are also available.**

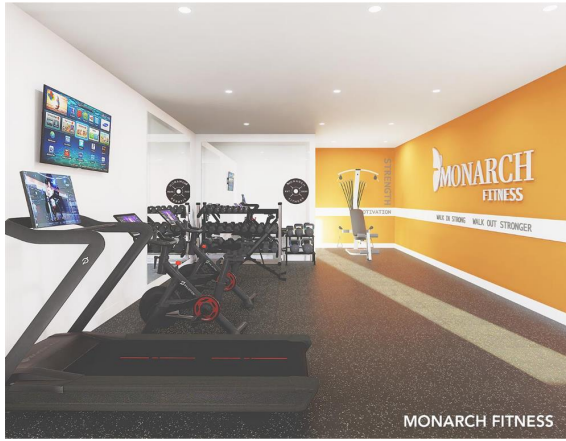
Inclusions: N/A  
Property Listed By: eXp Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

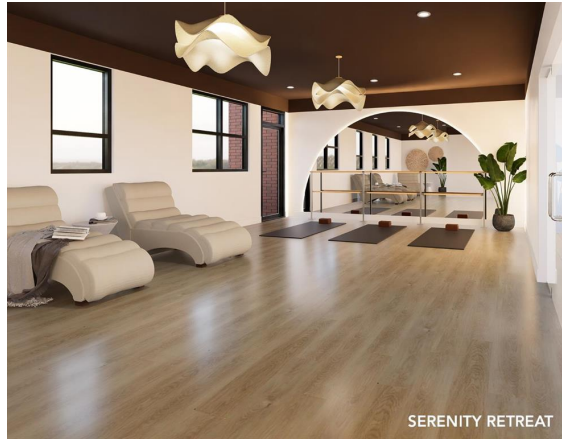


**PLAN B4**  
930 SQ. FT. | 2 BEDROOM + DEN | 2 BATH  
DIMENSION  
Living/Dining: 17'-6" x 12'-4"  
Kitchen: 12'-4" x 13'-5"  
Master Bedroom: 13'-3" x 10'  
Bedroom: 9' x 13'-2"  
Den: 9' x 7'-4"

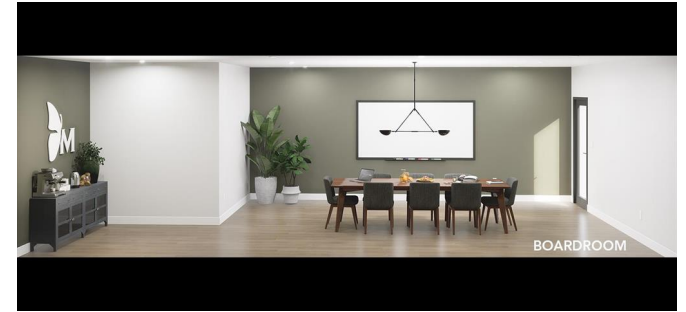




MONARCH FITNESS



SERENITY RETREAT



BOARDROOM



ENTERTAINING ZONE



SOCIAL PARLOR