



THE
A-TEAM

**RE/MAX
FIRST**

520 REYNOLDS Avenue #1113, Airdrie T4B 5G2

MLS® #: **A2164985** Area: **Coopers Crossing** Listing Date: **09/16/24** List Price: **\$370,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **818**
 Low Sqft:
 Ttl Sqft: **818**

DOM

65
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`3" x 10`4"	Den	Main	11`0" x 6`8"
Kitchen	Main	9`8" x 16`6"	Living Room	Main	7`9" x 16`6"
Dining Room	Main	5`4" x 16`6"	Bedroom - Primary	Main	11`0" x 11`0"
Walk-In Closet	Main	6`2" x 7`8"			

Legal/Tax/Financial

Condo Fee: **\$490** Title: **Fee Simple** Zoning: **R3**
 Fee Freq: **Monthly**

Legal Desc: 0

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 A1
818 SQ.FT. | 1 BEDROOM + DEN | 1 BATH

DIMENSION
Living: 7'-9" x 16'-6"
Kitchen: 9'-8" x 16'-6"
Dining: 5'-4" x 16'-6"
Bedroom: 11" x 11"
Den: 11" x 6'-8"



