



THE A-TEAM

RE/MAX FIRST

520 REYNOLDS Avenue #2110, Airdrie T4B 4K9

MLS#: A2187044 Area: Coopers Crossing Listing Date: 01/13/25 List Price: \$380,000
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Airdrie
Year Built: 2025
Finished Floor Area: 768
Low Sqft: 768
Ttl Sqft: 768

DOM

8
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Access:
Lot Feat:
Park Feat: Assigned, Parkade

Utilities and Features

Roof: Membrane
Heating: Baseboard, Boiler
Sewer:
Ext Feat: None
Construction: Brick, Composite Siding, 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Den, Laundry, Kitchen, Walk-In Closet, Foyer, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$450 Title: Fee Simple Fee Freq: Monthly Zoning: R3

Legal Desc: 0

Remarks

Pub Rmks: ***Show Suites - Now Open* 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 sized apartments, but it also includes exclusive amenities designed to enhance your lifestyle. Standard features include, 2X elevators per building, Triple glazed windows, pot-light package in the kitchen, Quartz counter tops throughout the unit, LVP flooring in the living area, 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 on indoor space 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 1058 square feet, include 1-bedroom + den, 2-bedroom, and 2-bedroom +den options are also available.**

Inclusions: N/A
Property Listed By: eXp Realty

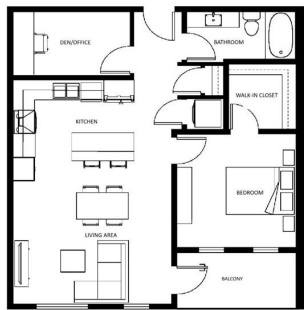
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MONARCH
AT COOPER'S CROSSING



VESTA