1116 520 Reynolds Avenue SW

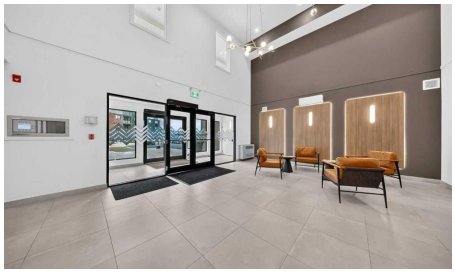
Airdrie | Active | MLS® A2345303

$325,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**853.03 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to 1116 at The Monarch, a stylish 2-bedroom, 2-bathroom home in the award-winning community of Coopers Crossing! This well-designed unit offers a bright and functional layout with modern finishes throughout, including beautiful quartz countertops and a contemporary kitchen that’s perfect for everyday living and entertaining. The spacious two-bedroom, two-bathroom floor plan provides both comfort and privacy, making this an excellent choice for first-time buyers, professionals, downsizers, or investors.

Enjoy everything Coopers Crossing has to offer, with fantastic community amenities, parks, pathways, shops, restaurants, and everyday conveniences just minutes from your door. With easy access to major roads, commuting around the city or heading out for a weekend adventure is a breeze. Come experience the modern comfort, incredible location, and vibrant community that make The Monarch at Coopers Crossing a wonderful place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345303
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	853.03 sq. ft.
Condo Fee:	$458.00

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Lot Area:	861 sq. ft.
Front Exposure:	Northwest
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2511666
Heating:	Baseboard, Boiler
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Plug-In
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$75.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Monarch
Community:	Coopers Crossing
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Window Coverings
Inclusions:	door Fob
Restrictions:	Airspace Restriction, Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Living Room · 12'6" × 12' ·
Main Floor	Bedroom - Primary · 12' × 8'11" ·
Main Floor	Kitchen · 12'9" × 11'6" ·
Main Floor	Walk-In Closet · 10'1" × 4'4" ·
Main Floor	Bedroom · 10'11" × 9'11" ·
Main Floor	Foyer · 9'5" × 3'8" ·

Main Floor	Laundry · 4' × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Airdrie
Zoning:	R4
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1116-520-reynolds-avenue-sw-airdrie-a2345303/

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