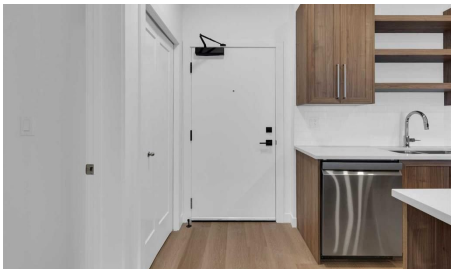
# 1204 520 Reynolds Avenue SW

Airdrie | Active | MLS® A2319973

**$350,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2025** | **929.79 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to Unit 1204 at The Monarch, located in the award-winning community of Coopers Crossing, where modern design and effortless living come together. This highly desirable B4 floor plan offers the perfect balance of style, comfort, and functionality, making it an exceptional opportunity for first-time buyers, downsizers, or investors.
Step inside to discover a bright, open concept living space highlighted by luxury vinyl plank flooring, large windows, and an abundance of natural light. The beautifully appointed kitchen features quartz countertops, sleek cabinetry, and plenty of workspace, seamlessly flowing into the dining and living areas perfect for entertaining or relaxing at home.
The spacious living room is complete with a wall mounted air conditioning unit to keep you comfortable year round, while the private outdoor space provides the ideal spot to enjoy your morning coffee or unwind after a busy day.
The thoughtfully designed primary bedroom offers a peaceful retreat, complemented by quality finishes and a well-planned layout that maximizes every square foot. In-suite laundry adds everyday convenience, while the covered open-air parking stall provides protection from the elements.
Enjoy maintenance-free living in one of Airdrie's most sought after communities, surrounded by scenic pathways, parks, playgrounds, shopping, dining, and excellent amenities. The Monarch offers a lifestyle that blends comfort, convenience, and community.
Experience the best of Coopers Crossing, Unit 1204 is ready to welcome you home.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2319973 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2025 |
| **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:** | 929.79 sq. ft. |
| **Main Level Finished Area:** | 929.79 sq. ft. |
| **Condo Fee:** | $485.33 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | Northwest |
| **Unit Exposure:** | Northwest |
| **Floor Location:** | Other |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2025 (Age: 1) |
| **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:** | 18 |
| **Heating:** | Baseboard, Boiler |
| **Foundation:** | Poured Concrete |
| **Builder:** | Vesta Properties (coopers Crossing ) LTD |
| **New Constr.:** | Yes |

| | |
|---|---|
| **Construction Material:** | Brick, Composite Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Membrane |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **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:** | Elevator(s), Fitness Center, Guest Suite, Party Room, Roof Deck, Visitor Parking, Workshop |
| **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, Utility Right Of Way |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK |
| **Main Floor** | Balcony · 9'10" × 6'1" · |
| **Main Floor** | Bedroom · 13' × 8'11" · |

| | |
|---|---|
| **Main Floor** | Den · 8'11" × 7'5" · |
| **Main Floor** | Dining Room · 12'4" × 7'10" · |
| **Main Floor** | Kitchen · 13' × 12'4" · |
| **Main Floor** | Laundry · 4'3" × 2'10" · |
| **Main Floor** | Living Room · 12'4" × 10'1" · |
| **Main Floor** | Bedroom - Primary · 13'6" × 9'10" · |
| **Main Floor** | Walk-In Closet · 5'9" × 4'3" · |
| **Main Floor** | Walk-In Closet · 11' × 4'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, 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) |
| **Accessibility Features:** | Accessible Approach with Ramp, Accessible Entrance |
| **Num. of Parcels:** | 0 |
| **Region:** | Airdrie |
| **Zoning:** | R3 |
| **Listed Date:** | Jun 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-520-reynolds-avenue-sw-airdrie-a2319973/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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