



BANFF TRAIL TOWNHOMES

BY URBAN AVAS



2016 18 AVENUE NW

URBANAVAS.COM | INFO@URBANAVAS.COM | [@URBANAVAS](https://www.instagram.com/URBANAVAS)



CONTENTS

BANFF TRAIL TOWNHOMES

ABOUT BANFF TRAIL TOWNHOMES

SITE PLAN + BUILDING AMENITIES

FLOORPLANS

PRICING + INCENTIVES

INTERIOR FINISHES

RENT WITH US



*PHOTO SHOWN IS FROM A SIMILAR URBAN AVAS DEVELOPMENT



YOUR INNER-CITY OASIS

DISCOVER THE JOY OF URBAN LIVING



BANFF TRAIL TOWNHOMES by Urban Avas is a collection of 26 boutique row homes and lower suites, designed for the urban dweller who wants it all, without compromise. Banff Trail Townhomes offers the best in accessibility and amenities, with all that Calgary has to offer right around the corner.

Banff Trail is a hidden gem, home to tree-lined streets, mature parks, well kept bungalows and several luxury new infills. Located close to the University of Calgary, Foothills Hospital, and an array of unique shops/services, this area is favoured by professionals, students, and families alike.

We've worked hard to create a reimagined rental experience for Calgarians...

Your urban oasis awaits.



THE BEST OF CALGARY

RIGHT AROUND THE CORNER



*Courtesy of Steve Casey - Community Productions



*Courtesy of Steve Casey - Community Productions



*Courtesy of Steve Casey - Community Productions



*Courtesy of Steve Casey - Community Productions



2 BEDROOM

TOWNHOMES

STARTING AT \$2,450/month*

1 BEDROOM

LOWER SUITES

STARTING AT \$1,450/month*

*Prices Include Utilities - Inquire for Full Details

**Additional Charges May Apply - Inquire for Full Details

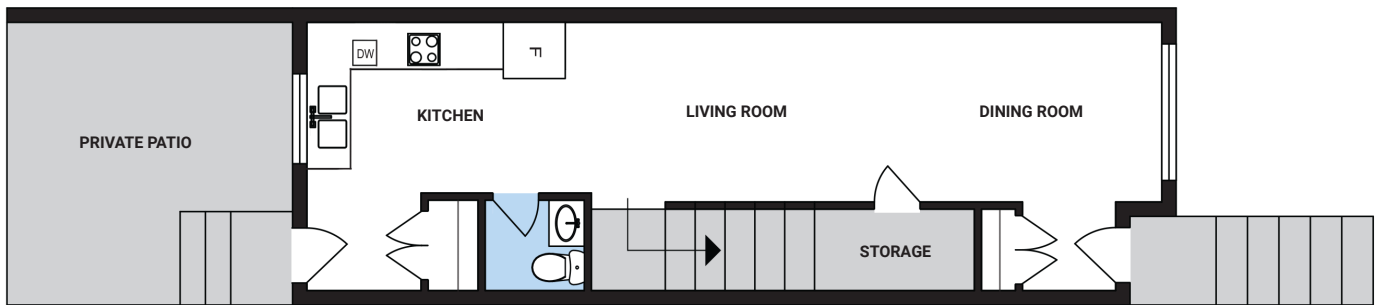


*PHOTO SHOWN IS FROM A SIMILAR URBAN AVAS DEVELOPMENT



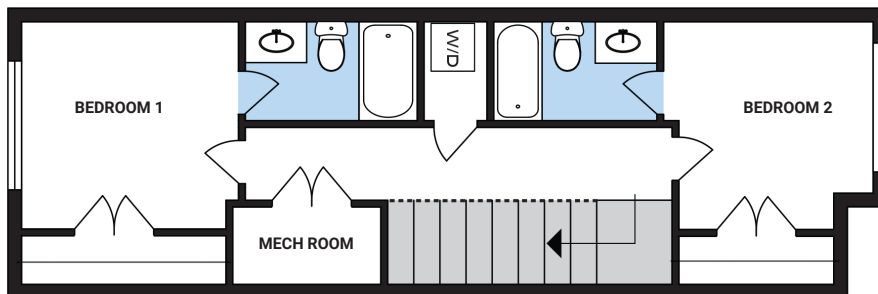
FLOOR PLANS

2-BEDROOM TOWNHOME



MAIN FLOOR

580 SQ FT



SECOND FLOOR

590 SQ FT

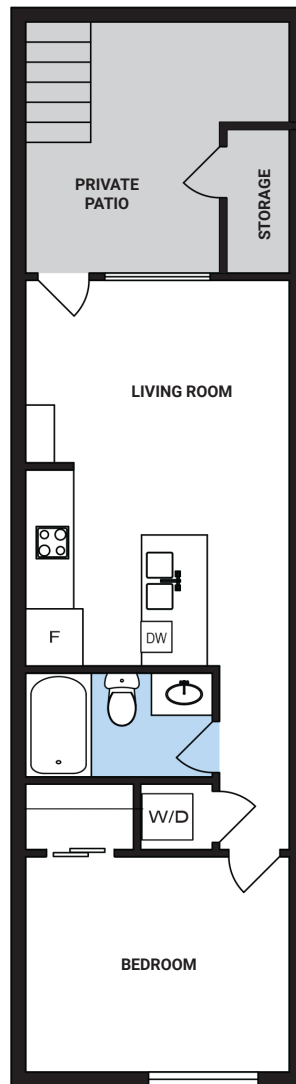
13 2-BEDROOM UNITS AVAILABLE

SINGLE GARAGE STALL
PRIVATE REAR PATIO



FLOOR PLANS

1-BEDROOM SUITE



LOWER SUITE

482 SQ FT

13 1-BEDROOM UNITS AVAILABLE

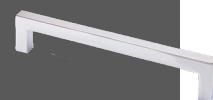
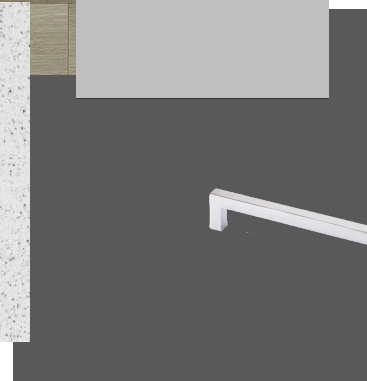
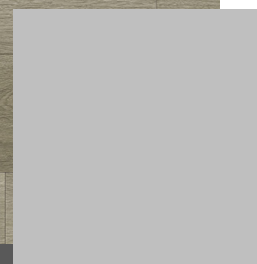
PRIVATE SECURE STORAGE

PRIVATE PATIO



INTERIORS

MODERN INDUSTRIAL





*PHOTOS SHOWN ARE FROM A SIMILAR URBAN AVAS DEVELOPMENT





SPECIFICATIONS

TOWNHOMES

FEATURES

- 2-Storey Walkup Brownstone-Style Townhomes in the Heart of Banff Trail
- 1,170 sq ft Sophisticated Living Space
- Private Rear Patios in Each Unit
- Edgy Urban Loft Design with Exposed Concrete Details and Upgraded Designer Finishes
- Two Large Bedroom Each with a Built-In Closet and Private 4-Piece Ensuite
- Main Floor Guest Bathroom (Powder Room)
- Full Sized Stainless-Steel Samsung Appliance Package
- Second Floor Laundry Closet with Full-Sized Samsung Washer and Dryer
- Custom-Built Soft Close Kitchen and Bathroom Cabinetry
- Quartz Countertops Throughout
- Oversized Windows Throughout with Custom Window Coverings (Including Blackout Blinds)

EXTERIOR

- Premium Brick and Hardie Board Siding
- Low Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Full Landscaping Package
- Private/Fenced Rear Yards

PARKING

- Single Reserved Parking Stall in Garage

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity



SPECIFICATIONS

LOWER SUITES

FEATURES

- Upscale 1-Bedroom Suites in the Heart of Banff Trail
- Over 475 Square Feet of Functional Living Space
- Private Outdoor Space with Secure Private Storage
- Edgy Urban Loft Design with Upgraded Designer Finishes
- Built-In Front Closet
- 4-Piece Bathroom with Tub/Shower Combo
- Full Sized Stainless-Steel Samsung Appliance Package
- Laundry Closet with Full-Sized Samsung Washer and Dryer
- Custom-Built Soft Close Kitchen and Bathroom Cabinetry
- Quartz Countertops Throughout

EXTERIOR

- Premium Brick and Hardie Board Siding
- Low Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Front Patio

PARKING

- Permit Parking on Street

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity



READY TO MAKE A MOVE?

RESERVE YOUR UNIT TODAY



[URBANAVAS.COM](https://urbanavas.com)

[INFO@URBANAVAS.COM](mailto:info@urbanavas.com)

[@URBANAVAS](https://www.instagram.com/urbanavas)