



HIGHLAND PARK TOWNHOMES

BY URBAN AVAS



453 & 457 35 AVENUE NW



HIGHLAND PARK AVAS

RENTING RE-IMAGINED



HIGHLAND PARK TOWNHOMES by Urban Avas is a collection of 11 row homes and 11 lower suites, ideally situated in the heart of well-established Highland Park. Intentionally designed for renters who want to enjoy the convenience and amenities that come with inner-city living. These modern units offer stylish interiors, and unbeatable amenities located right at your doorstep.

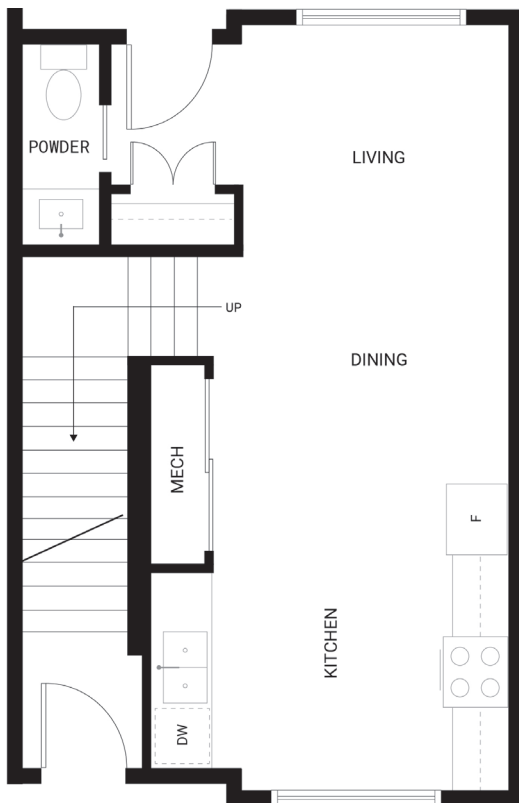
Located close to Confederation Park, 16th Avenue, Centre Street, and an array of unique shops/services, this area is favoured by professionals, students, and families alike.



FLOOR PLANS

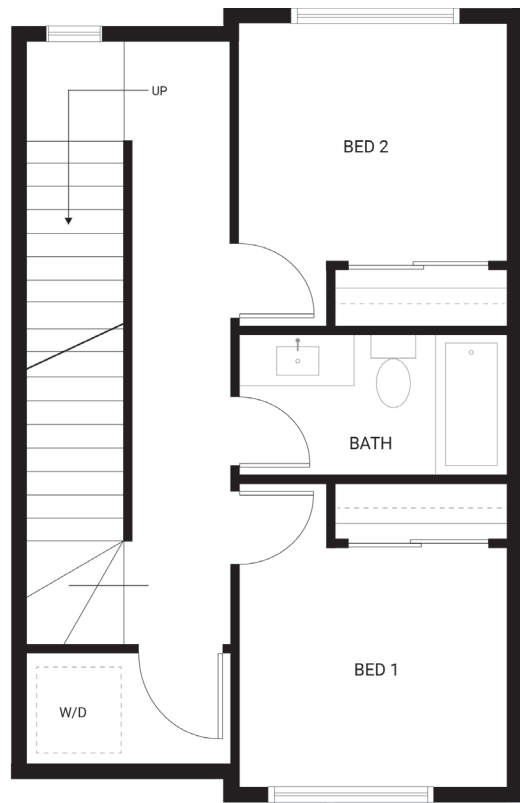
3-BEDROOM TOWNHOME

BUILDING A



MAIN FLOOR

496 SQ FT



SECOND FLOOR

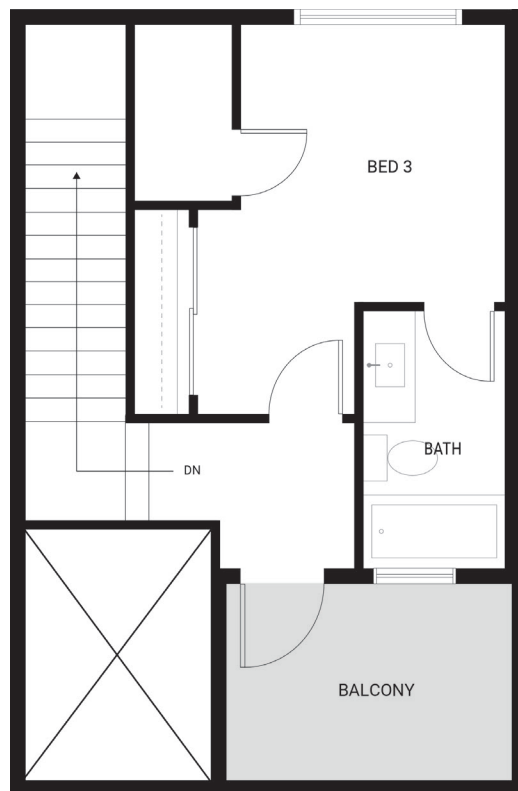
496 SQ FT



FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING A



THIRD FLOOR

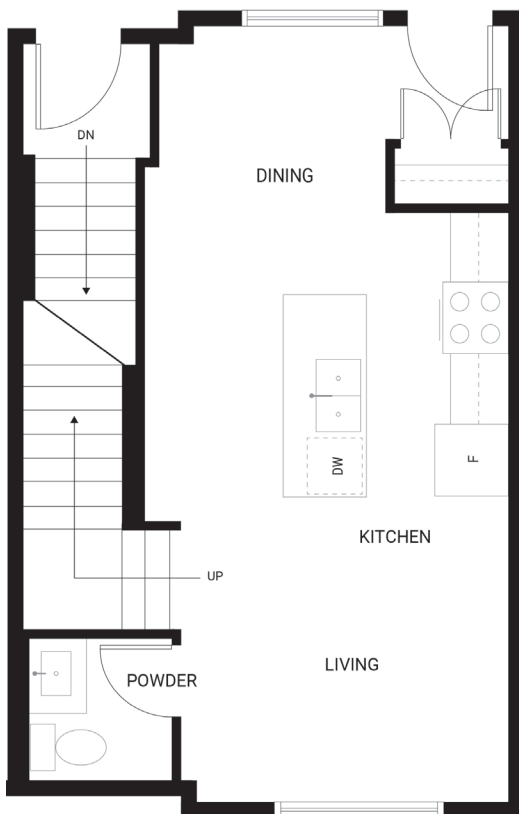
285 SQ FT



FLOOR PLANS

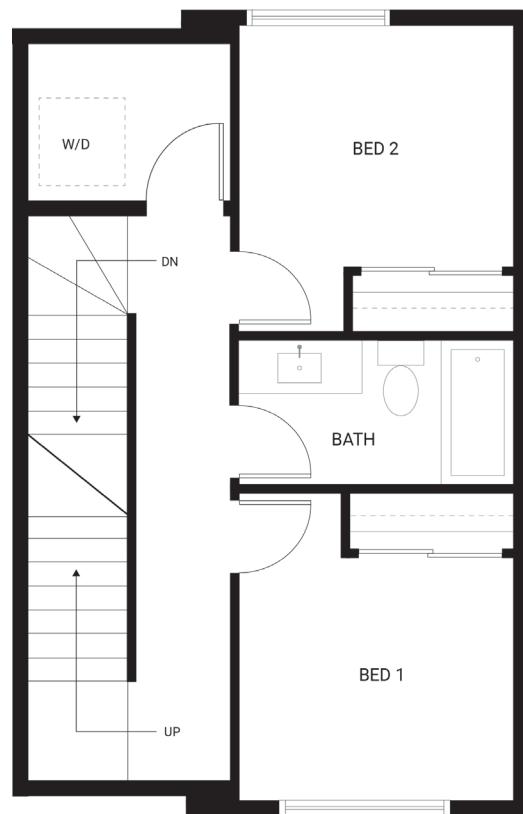
3-BEDROOM TOWNHOME

BUILDING B



MAIN FLOOR

500 SQ FT



SECOND FLOOR

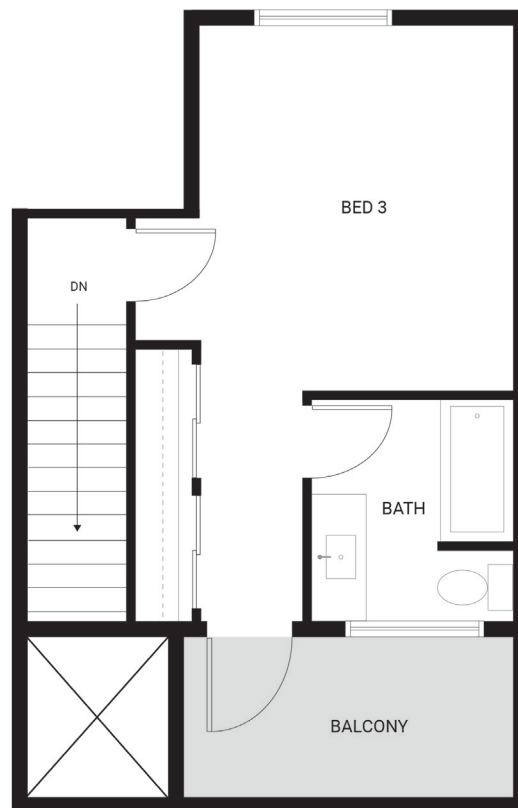
500 SQ FT



FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING B



THIRD FLOOR

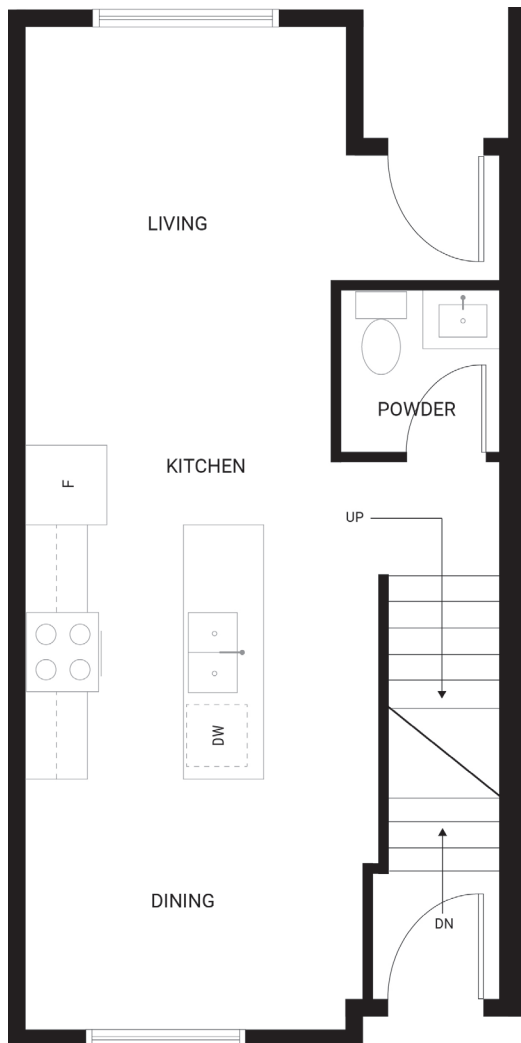
300 SQ FT



FLOOR PLANS

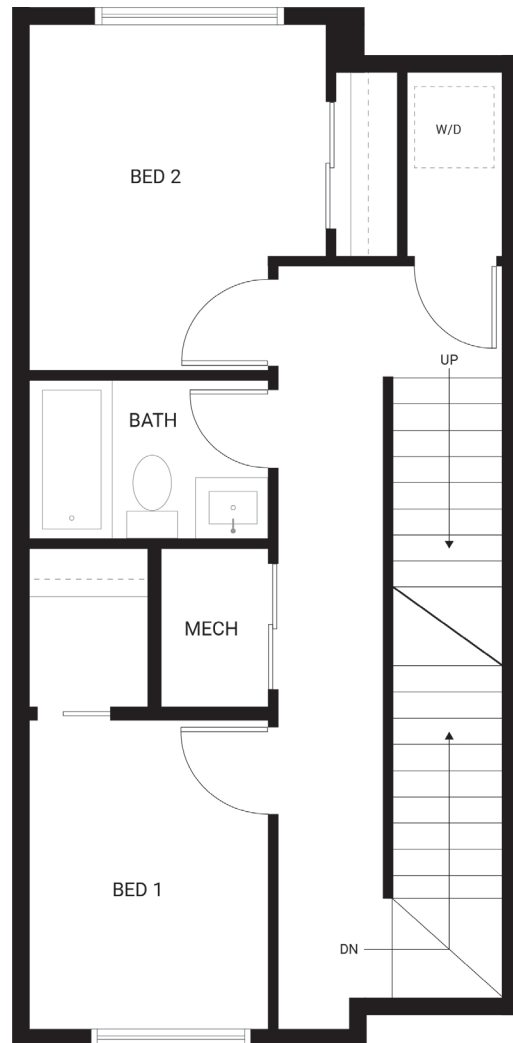
3-BEDROOM TOWNHOME

BUILDING C



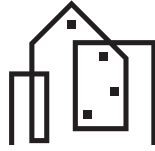
MAIN FLOOR

505 SQ FT



SECOND FLOOR

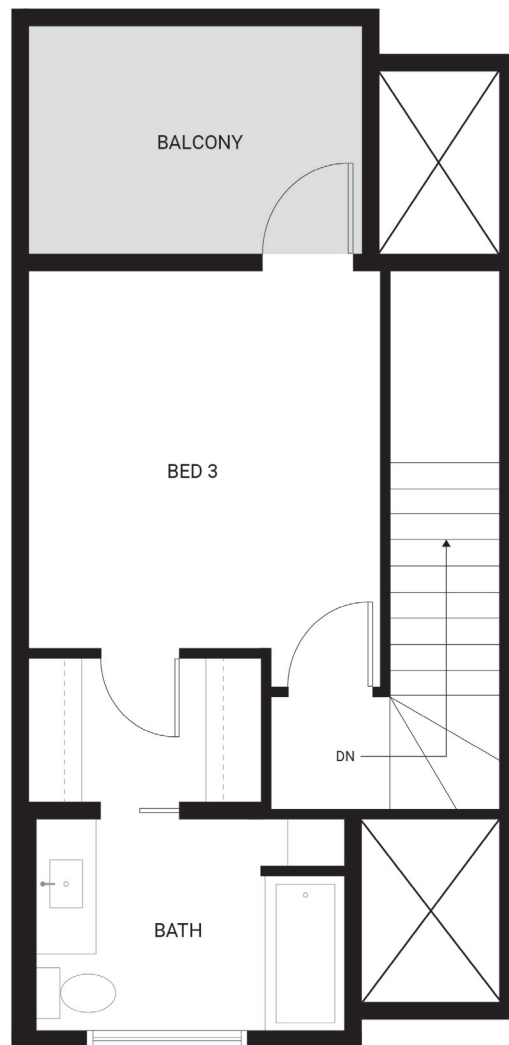
515 SQ FT



FLOOR PLANS

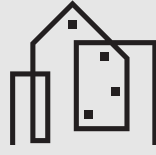
3-BEDROOM TOWNHOME

BUILDING C



THIRD FLOOR

375 SQ FT



SPECIFICATIONS

3-BEDROOM TOWNHOME

FEATURES

- 3-storey walkup townhome in the heart of Highland Park
- Dedicated outdoor space for each unit
- Three bedrooms (each with a closet/wardrobe)
- Main 4-piece bathroom with soaker tub and custom vanity
- Private 4-piece ensuite in primary bedroom
- Main floor guest bathroom (powder room)
- Full-sized stainless-steel Samsung appliance package in kitchen
- Second floor laundry room with full-sized 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 courtyard with dedicated outdoor space for each townhome unit

PARKING

- Single reserved parking stall in detached garage

UTILITIES (INCLUDED IN RENT)

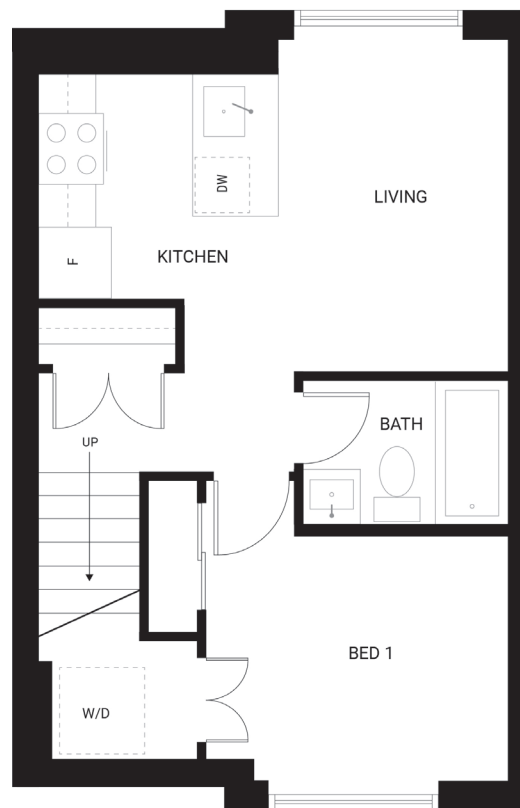
- Heat
- Water
- Electricity
- Shaw WIFI*



FLOOR PLANS

1-BEDROOM LOWER SUITE

BUILDING A



LOWER SUITE

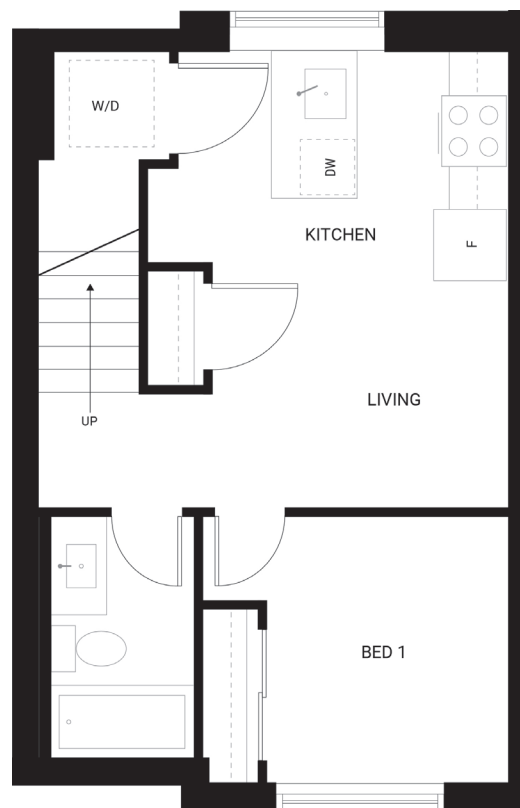
496 SQ FT



FLOOR PLANS

1-BEDROOM LOWER SUITE

BUILDING B



LOWER SUITE

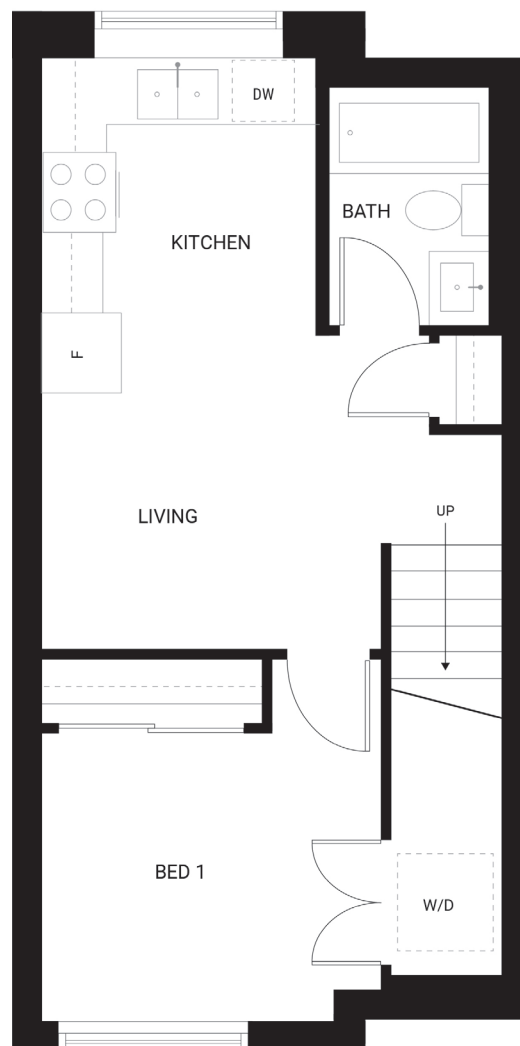
500 SQ FT



FLOOR PLANS

1-BEDROOM LOWER SUITE

BUILDING C



LOWER SUITE

505 SQ FT



SPECIFICATIONS

1-BEDROOM SUITE

FEATURES

- Upscale 1-bedroom suite in the heart of Highland Park
- 500 square feet of living space
- 4-piece bathroom with soaker tub
- Full-sized stainless-steel Samsung appliance package
- Laundry closet with washer and dryer
- Custom-built soft-close kitchen and bathroom cabinetry
- Quartz countertops throughout
- Large 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

PARKING

- Street parking

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI*