



# INGLEWOOD AVAS

BY URBAN AVAS



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RENT WITH US



\*Courtesy of Avenue Magazine - Photo by Jared Sych





# YOUR INNER-CITY OASIS

DISCOVER THE JOY OF URBAN LIVING



**Inglewood Avas** by Urban Avas is a collection of 22 boutique townhomes and lower suites, designed for the downtown dweller who wants it all, without compromise. Inglewood Avas offers the best in amenities and accessibility, with Calgary's most popular local dining, recreation, and shopping options right at your doorstep.

With over 200 trendy shops, cafes, restaurants and live music venues lining the culturally rich streets of Inglewood, the vibe is casual, artistic, and inviting for all. Commuting to the city centre, whether by car, bike, or bus takes less than 10 minutes, which means our renters will have more time to spend doing what they love.

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

**So what are you waiting for? Your inner-city oasis awaits.**



# THE BEST OF CALGARY

RIGHT AT YOUR DOORSTEP



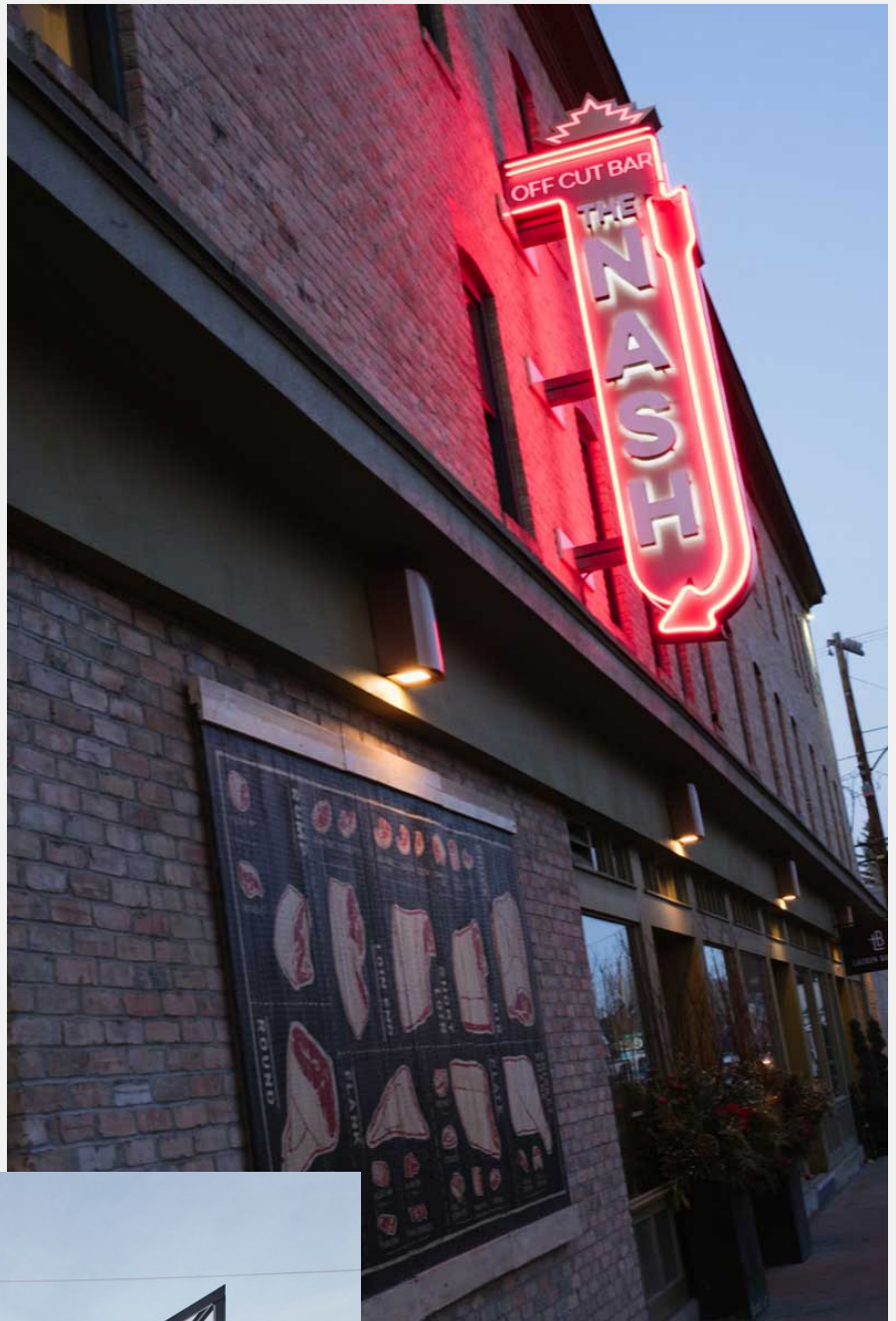
\*Courtesy of AMA Insider - Photo by Inglewood YYC

With over countless boutique restaurants, cafes, and storefronts lining the streets of Inglewood, supporting local has never been easier.



\*Courtesy of Daddys.Plants





\*Courtesy of Avenue Magazine - Photo by Jared Sych

From window shopping to fine dining - There is something for everyone in Inglewood. Discover the best that Calgary has to offer, right at your doorstep.



\*Courtesy of Arch Daily - Photo by Robert Lemermeyer



\*Courtesy of Calgary Parking Authority



\*Courtesy of e-architect

Culturally rich and overflowing with character, Inglewood's charming tree-lined streets showcase the perfect juxtaposition of maintained heritage buildings and modern architecture.



\*Courtesy of yp.ca





# INGLEWOOD AVAS

SITE PLAN + AMENITIES



SHARED COURTYARD + BBQ AREA  
COMMUNITY FIRE PIT + GREEN SPACE  
PRIVATE GARAGE  
BIKE STORAGE  
PRIVATE STORAGE





2 & 3 BEDROOM  
**TOWNHOMES**

STARTING AT \$2,025/month\*

1 BEDROOM  
**LOWER SUITES**

STARTING AT \$1,200/month\*

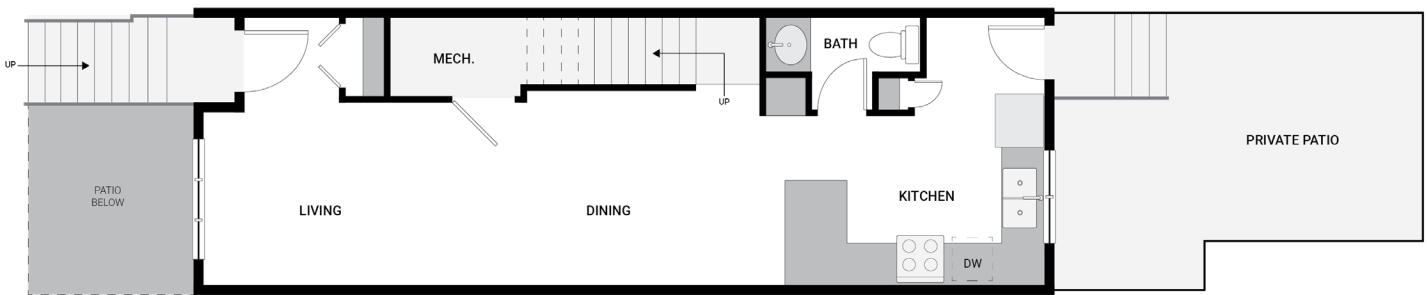
\*Prices Include Utilities - See Full Details Below

\*\*Additional Charges May Apply - See Full Details Below



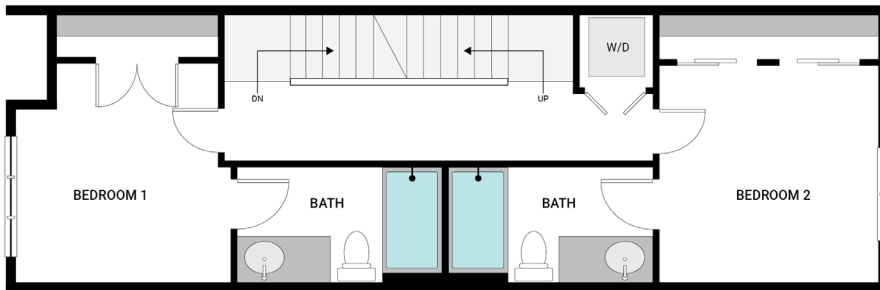
# FLOOR PLANS

## 3-BEDROOM TOWNHOMES



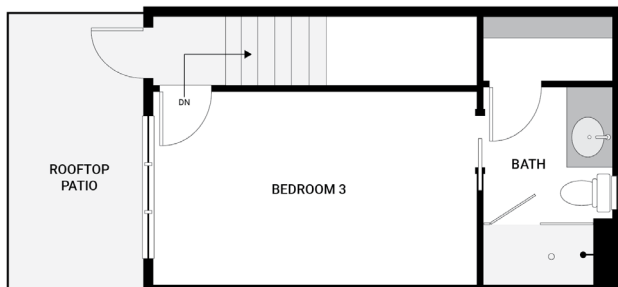
### MAIN FLOOR

580 SQ FT



### SECOND FLOOR

590 SQ FT



### THIRD FLOOR

325 SQ FT

## AVAILABLE 3-BED UNITS:

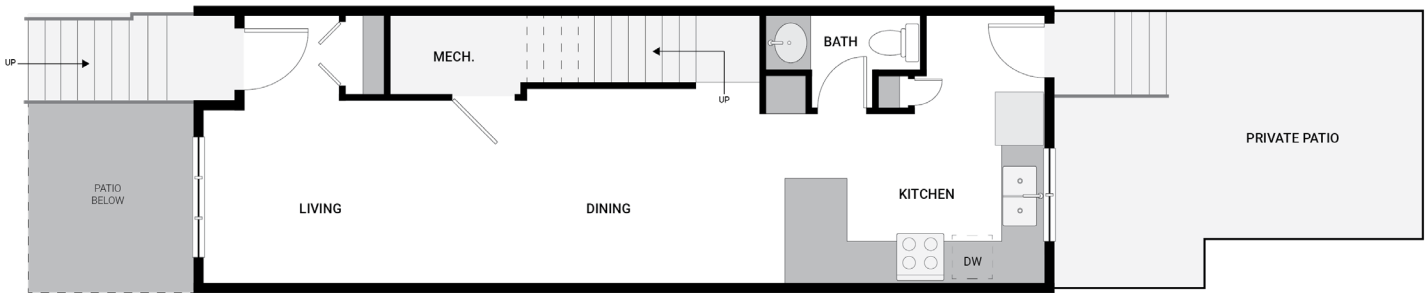
UNIT 2	STARTING AT \$2,230/mon
UNIT 3	STARTING AT \$2,230/mon
UNIT 4	STARTING AT \$2,230/mon
UNIT 5	STARTING AT \$2,230/mon
UNIT 6	STARTING AT \$2,300/mon
UNIT 7	STARTING AT \$2,230/mon
UNIT 8	STARTING AT \$2,230/mon
UNIT 9	STARTING AT \$2,230/mon
UNIT 10	STARTING AT \$2,230/mon





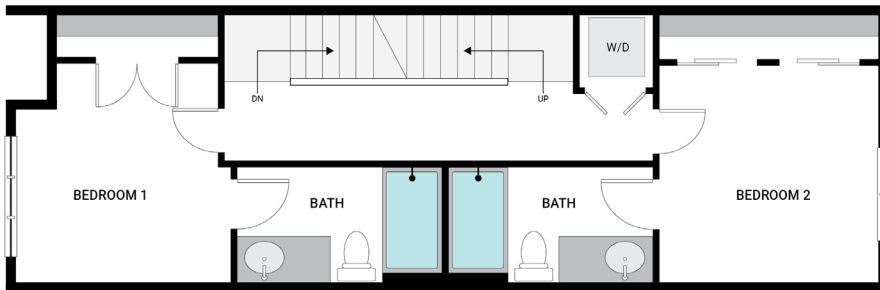
# FLOOR PLANS

## 2-BEDROOM TOWNHOMES



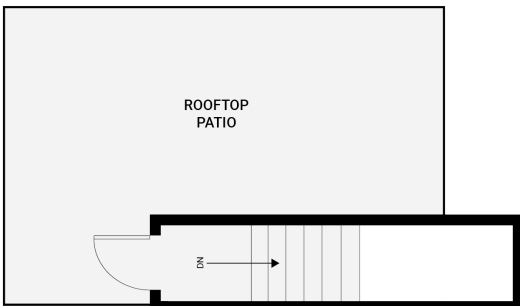
### MAIN FLOOR

580 SQ FT



### SECOND FLOOR

590 SQ FT



### THIRD FLOOR

N/A

## AVAILABLE 2-BED UNITS:

UNIT 1

STARTING AT \$2,025/mon

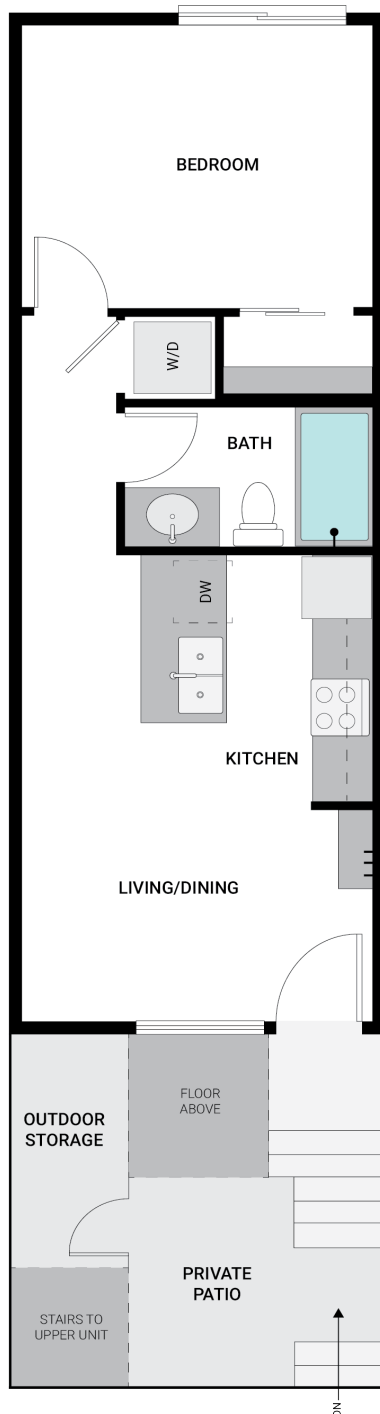
UNIT 11

STARTING AT \$2,180/mon



# FLOOR PLANS

## 1-BEDROOM SUITES



### LOWER SUITE

482 SQ FT

### AVAILABLE LOWER SUITES:

<b>UNIT 1S</b>	STARTING AT \$1,300/mon
<b>UNIT 2S</b>	STARTING AT \$1,250/mon
<b>UNIT 3S</b>	STARTING AT \$1,200/mon
<b>UNIT 4S</b>	STARTING AT \$1,200/mon
<b>UNIT 5S</b>	STARTING AT \$1,200/mon
<b>UNIT 6S</b>	STARTING AT \$1,350/mon
<b>UNIT 7S</b>	STARTING AT \$1,275/mon
<b>UNIT 8S</b>	STARTING AT \$1,275/mon
<b>UNIT 9S</b>	STARTING AT \$1,275/mon
<b>UNIT 10S</b>	STARTING AT \$1,275/mon
<b>UNIT 11S</b>	STARTING AT \$1,275/mon





# INTERIORS

TIMELESS ESCAPE





# INTERIORS

ELEVATED CONTEMPORARY







# SPECIFICATIONS

## TOWNHOMES

### FEATURES

- 3-Storey Walkup Brownstone-Style Townhomes in the Heart of Inglewood
- 3 Bedroom Units - Starting at 1,495 Square Feet
- 2- Bedroom Units - Starting at 1,170 Square Feet
- Private Rooftop Patios in Each Unit
- Upgraded Designer Finishes and Lighting Package
- Private Bathrooms for All Bedrooms
- Main Floor Guest Bathroom (Powder Room)
- Laundry Closet with Stacked Washer and Dryer
- Custom-Built Soft Close Kitchen and Bathroom Cabinetry
- Quartz Countertops Throughout
- Stainless-Steel Samsung Appliance Package
- Oversized Windows Throughout
- Direct Access to Private (Fenced) Yard

### 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 Inglewood
- Over 482 Square Feet of Living Space
- Private Outdoor Space for Each Lower Suite
- Upgraded Designer Finishes and Lighting Package
- Built-In Bench with Hooks and Storage
- Full Bathrooms with Tub/Shower Combo
- Laundry Closet with Stacked Washer and Dryer
- Custom-Built Soft Close Kitchen and Bathroom Cabinetry
- Quartz Countertops Throughout
- Stainless-Steel Samsung Appliance Package

### 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



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

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