

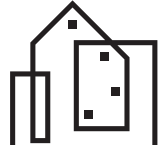


ALTADORE TOWNHOMES

BY URBAN AVAS



2049 43 AVENUE SW



ALTADORE AVAS

RENTING RE-IMAGINED



WELCOME HOME

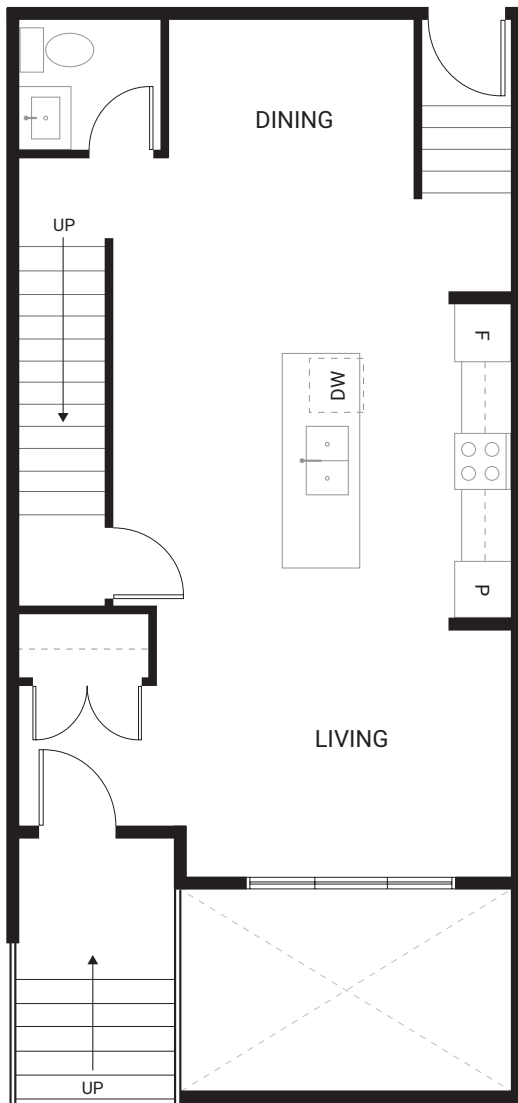
ALTADORE TOWNHOMES by Urban Avas is a collection of 4 boutique row homes and 4 lower suites, ideally situated in the heart of well-established Altadore. Intentionally designed for the urban dweller who wants it all, these beautiful units offer stylish interiors, and the unbeatable amenities of Marda Loop located right at your doorstep.

Located close to Mount Royal University, Crowchild Trail, Sandy Beach/River Park, and an array of unique shops/services, this area is favoured by professionals, students, and families alike. Urban Avas is proud to offer elegant rental options in one of the most sought-after infill communities in all of Calgary.



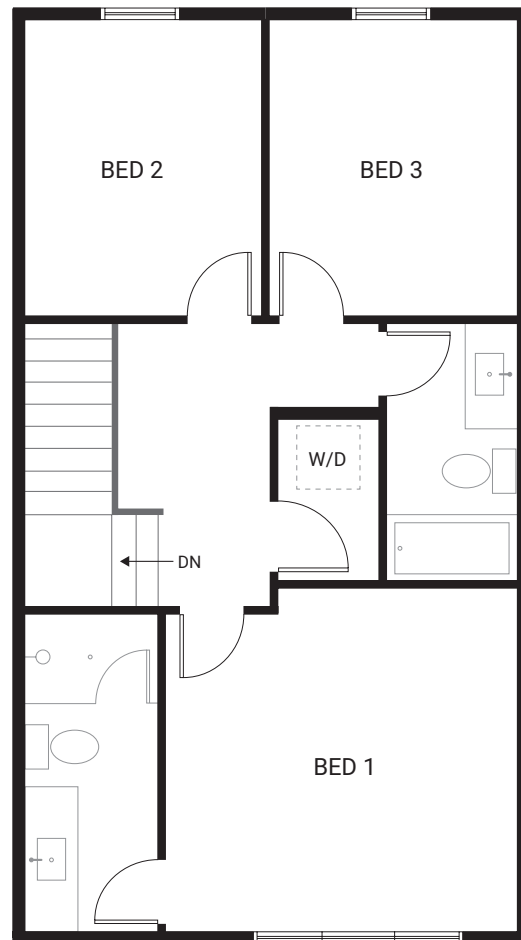
FLOOR PLANS

3-BEDROOM TOWNHOME



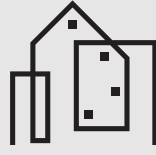
MAIN FLOOR

665 SQ FT



UPPER FLOOR

675 SQ FT



SPECIFICATIONS

3-BEDROOM TOWNHOME

FEATURES

- 2-Storey walkup townhome in the heart of Altadore
- Walking distance to Marda Loop
- 1,340 square feet of living space
- Private rear patios in each unit
- Three large bedrooms (each with a closet/wardrobe)
- Main 4-piece bathroom with soaker tub and custom vanity
- Private 3-piece ensuite in primary bedroom
- Main floor guest bathroom (powder room)
- Full-sized stainless-steel Samsung appliance package including gas range in kitchen
- Second floor laundry room with 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 detached garage

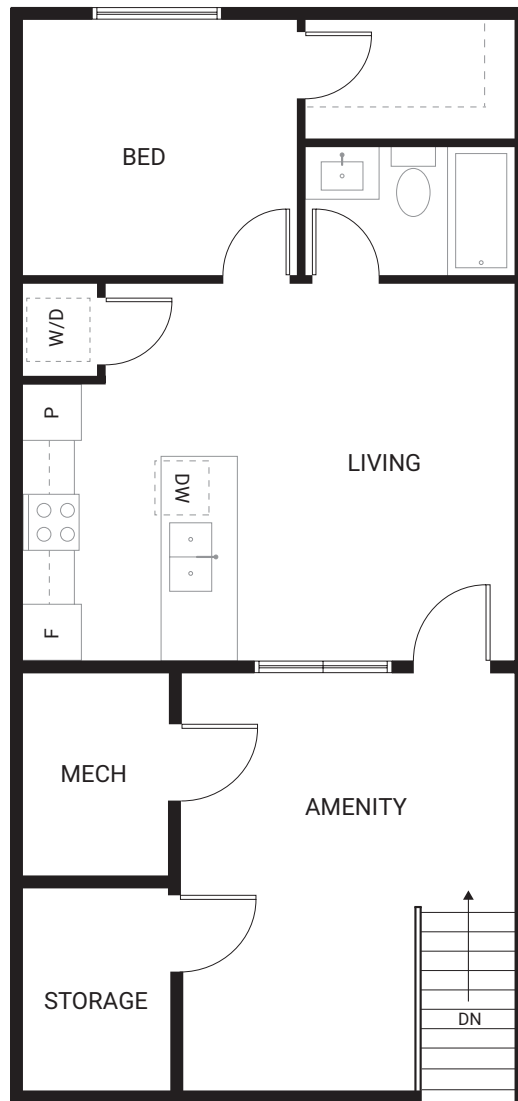
UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI*



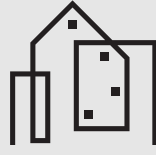
FLOOR PLANS

1-BEDROOM SUITE



LOWER SUITE

SQ FOOTAGE



SPECIFICATIONS

1-BEDROOM SUITE

FEATURES

- Upscale 1-bedroom suite in the heart of Altadore
- Walking distance to Marda Loop
- 460 square feet of living space
- Private outdoor space with secure storage
- Built-in front closet
- 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
- 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 amenity space

PARKING

- Street parking

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Shaw WIFI*