

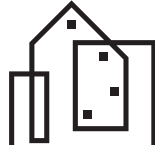


# MOUNT PLEASANT TOWNHOMES

BY URBAN AVAS

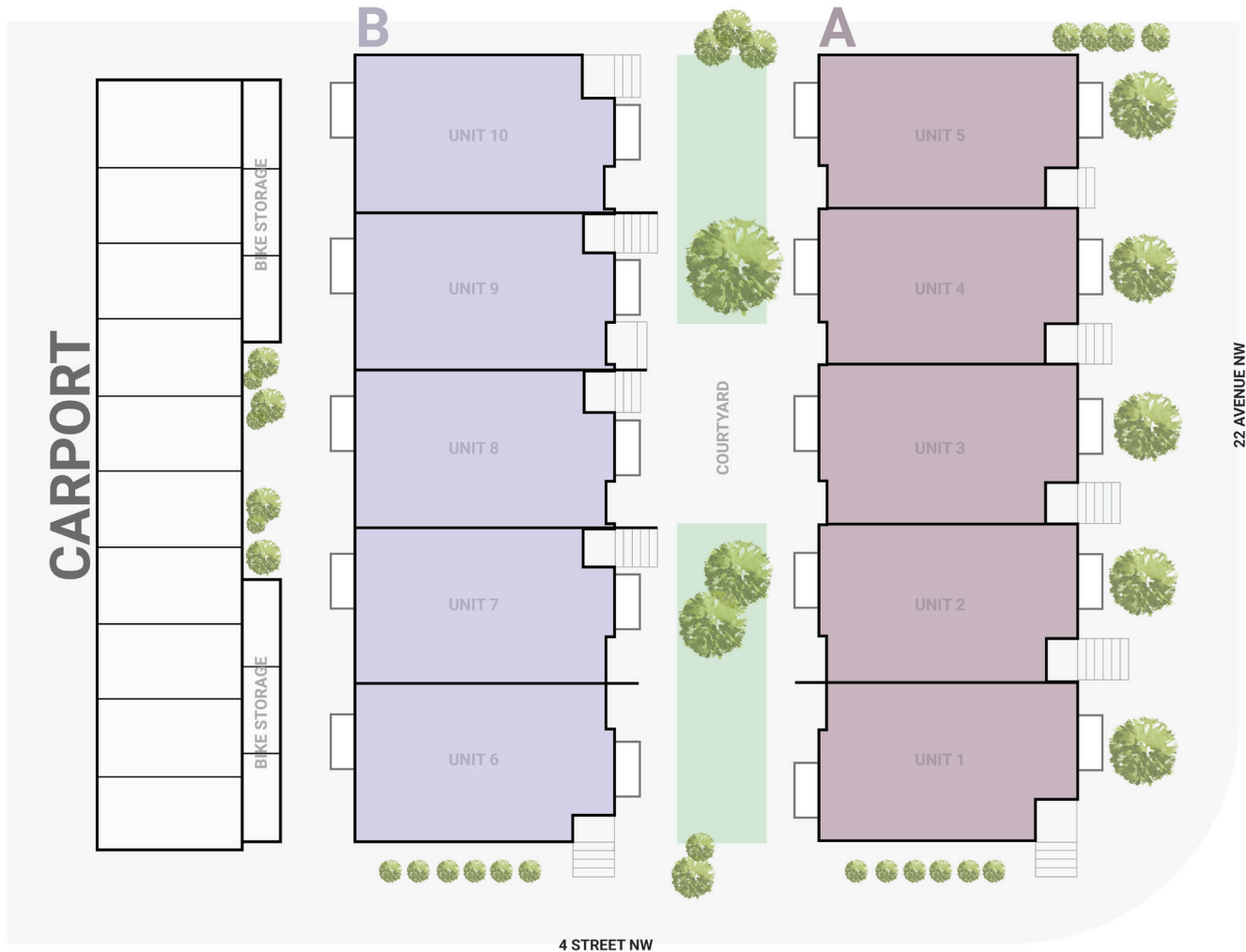


501 & 507 22 AVENUE NW



# MOUNT PLEASANT AVAS

RENTING RE-IMAGINED



**MOUNT PLEASANT TOWNHOMES** by Urban Avas is a collection of 10 row homes and 10 lower suites, ideally situated in the heart of charming Mount Pleasant. Intentionally designed for the urban dweller who wants it all, these beautiful units offer stylish interiors, and unbeatable amenities located right at your doorstep.

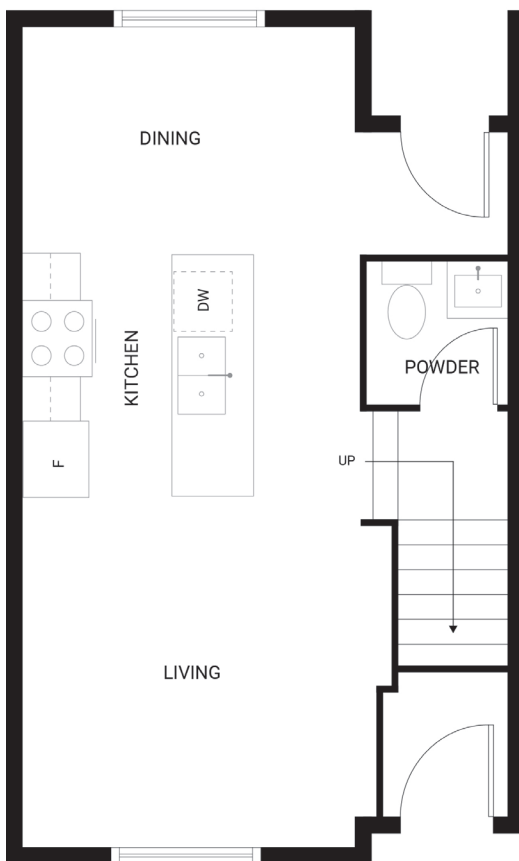
Located close to Confederation Park, 16th Avenue, Centre Street, and an array of unique shops/services, this area is favoured by professionals, students, and families alike. Urban Avas is proud to offer elegant rental options in one of the most charming, and established inner-city communities in Calgary.



# FLOOR PLANS

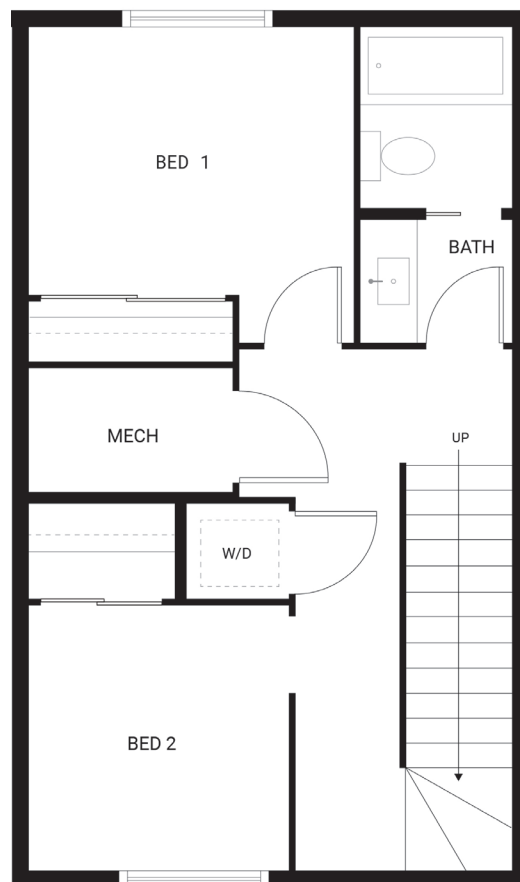
3-BEDROOM TOWNHOME

BUILDING A



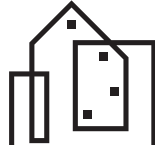
## MAIN FLOOR

455 SQ FT



## SECOND FLOOR

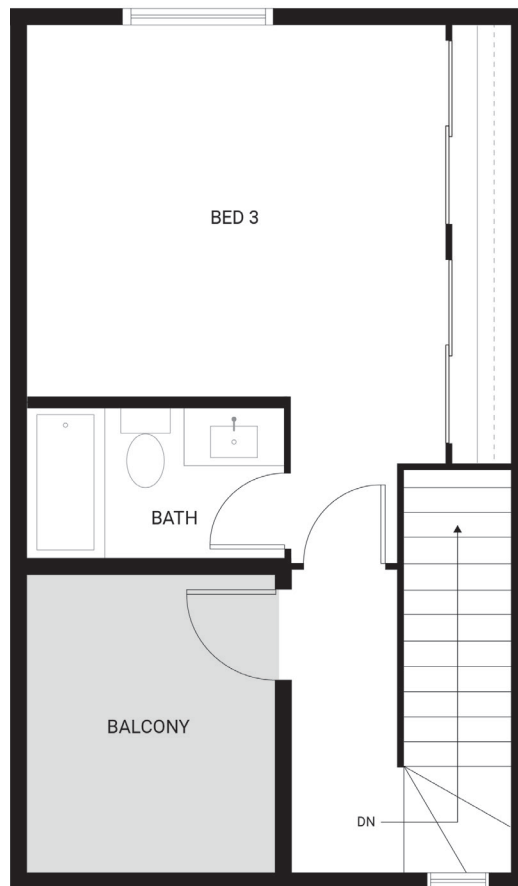
490 SQ FT



# FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING A



## THIRD FLOOR

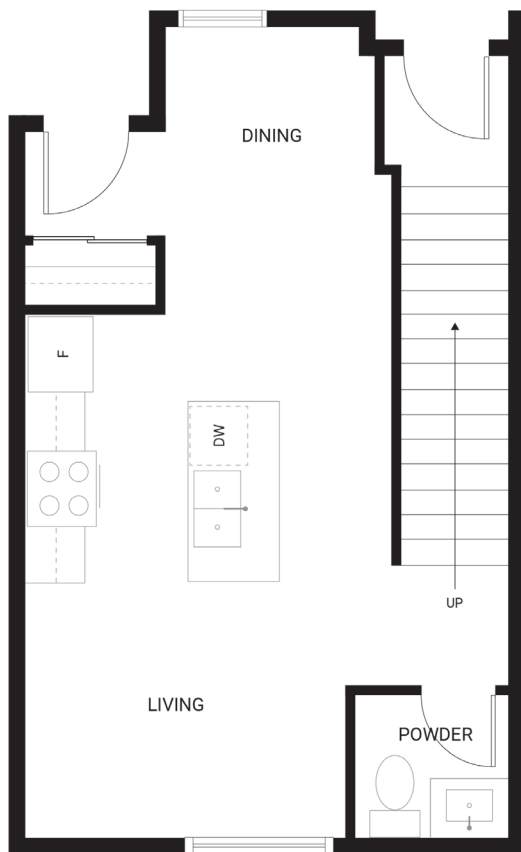
405 SQ FT



# FLOOR PLANS

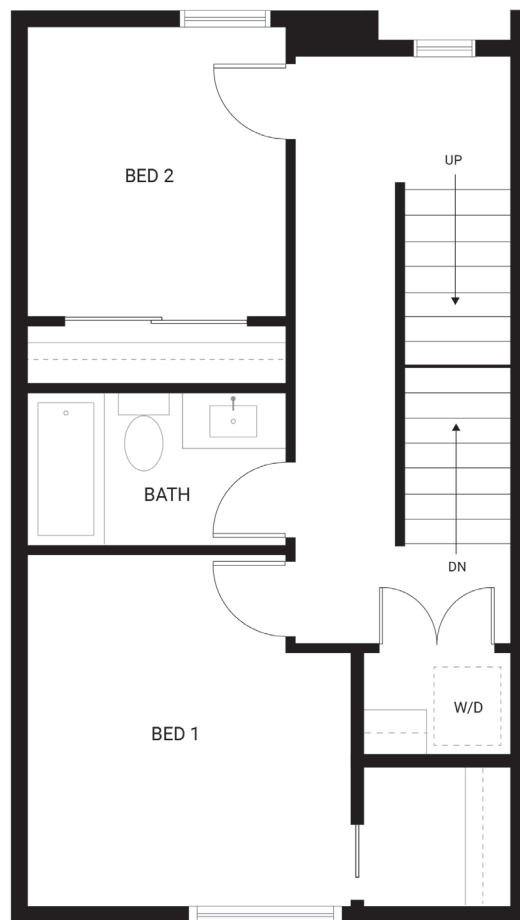
3-BEDROOM TOWNHOME

BUILDING B



## MAIN FLOOR

456 SQ FT



## SECOND FLOOR

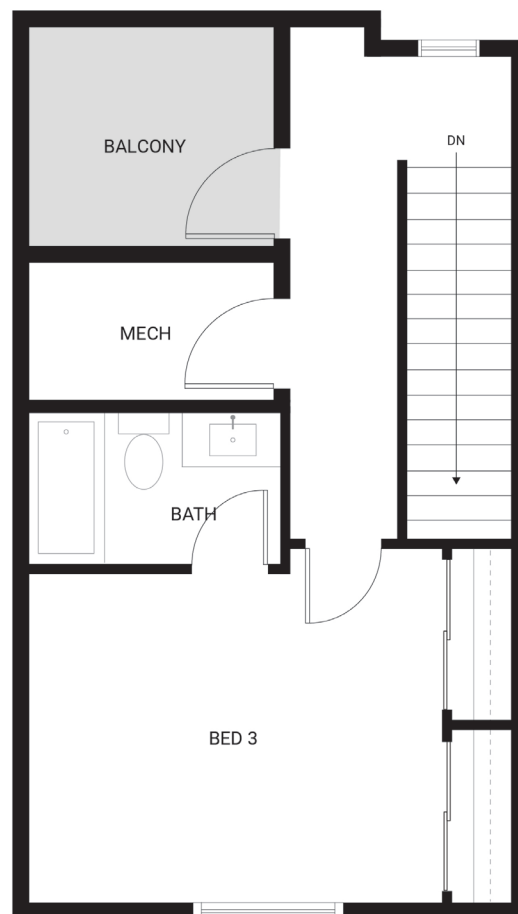
505 SQ FT



# FLOOR PLANS

3-BEDROOM TOWNHOME

BUILDING B



## THIRD FLOOR

440 SQ FT



# SPECIFICATIONS

## 3-BEDROOM TOWNHOME

### FEATURES

- 3-storey walkup townhome in the heart of Mount Pleasant
- 1,350 square feet of living space
- 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

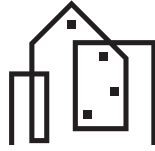
- Premium brick and hardie board siding
- Low maintenance dual-pane vinyl windows
- Brushed concrete walkways and rear patio
- Full landscaping package
- Private courtyard with dedicated outdoor space for each townhome unit

### PARKING

- Single reserved parking stall in detached carport

### UTILITIES (INCLUDED IN RENT)

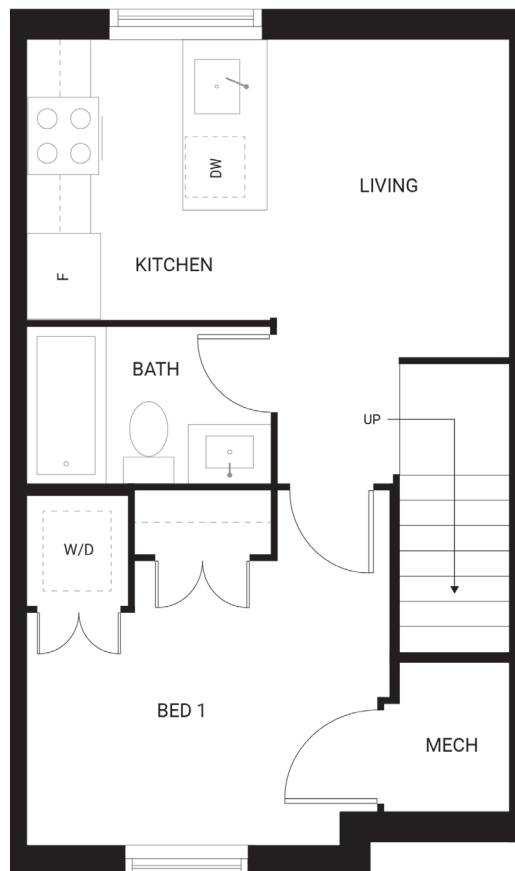
- Heat
- Water
- Electricity
- Shaw WIFI\*



# FLOOR PLANS

1-BEDROOM LOWER SUITE

BUILDING A



## LOWER SUITE

470 SQ FT

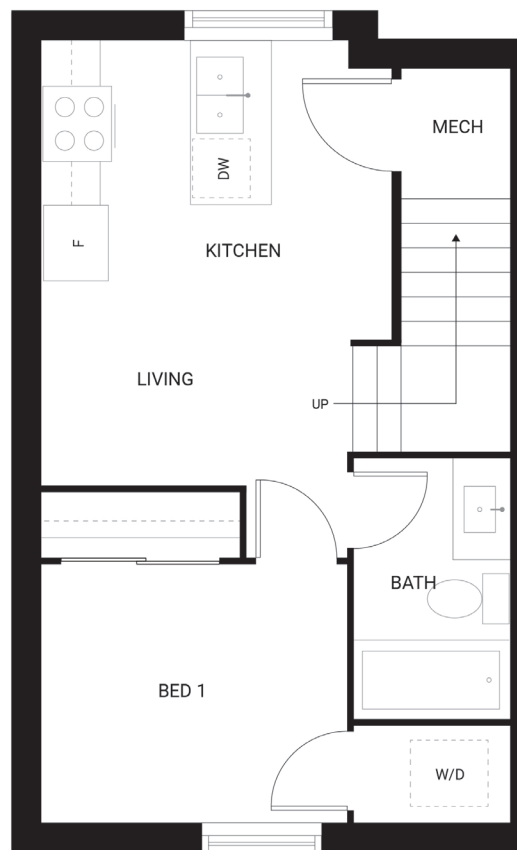




# FLOOR PLANS

1-BEDROOM LOWER SUITE

BUILDING B



## LOWER SUITE

470 SQ FT



# SPECIFICATIONS

## 1-BEDROOM SUITE

### FEATURES

- Upscale 1-bedroom suite in the heart of Mount Pleasant
- 470 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\*