



# BRIDGELAND TOWNHOMES

BY URBAN AVAS



205 & 207 9A St NE



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BRIDGELAND TOWNHOMES

ABOUT BRIDGELAND TOWNHOMES

SITE PLAN + BUILDING AMENITIES

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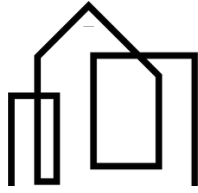
INTERIOR FINISHES

RENT WITH US









# YOUR INNER-CITY OASIS

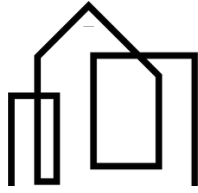
DISCOVER THE JOY OF URBAN LIVING



Bridgeland Townhomes by Urban Avas presents an exclusive collection of 16 boutique row homes and lower suites, thoughtfully designed for the discerning urban resident who seeks a lifestyle of complete convenience and comfort. Here, you truly can have it all, without compromise. These homes offer unparalleled access to local amenities and all that Calgary has to offer, placing the best of the city right at your doorstep.

Bridgeland is an urban oasis, boasting inviting green spaces and mature parks perfect for relaxation or recreation. Its prime location provides immediate access to the Bow River pathways, offering endless opportunities for walking, jogging, and cycling. The neighborhood is a culinary and retail hotspot, featuring an eclectic array of trendy restaurants, cozy cafes, and unique boutique shops that cater to every taste.





# THE BEST OF BRIDGELAND

RIGHT AROUND THE CORNER











2 BEDROOM

# TOWNHOMES

STARTING AT \$3,150/month\*

1 BEDROOM

# LOWER SUITES

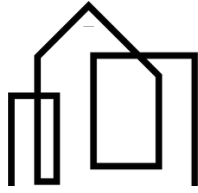
STARTING AT \$1,550/month\*

\*Prices include Utilities - Inquire for Full Details

\*\* Additional Charges May Apply - Inquire for Full Details

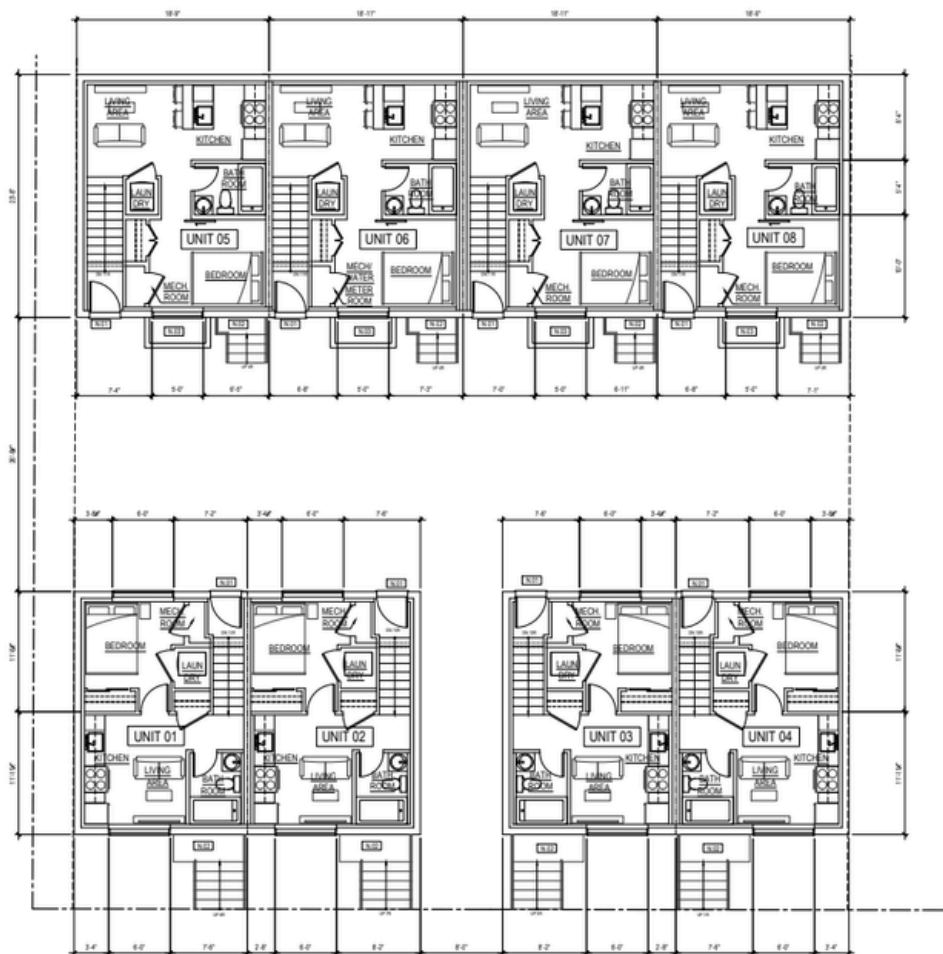






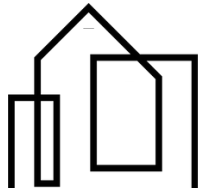
# FLOOR PLANS

## 1-BEDROOM TOWNHOME



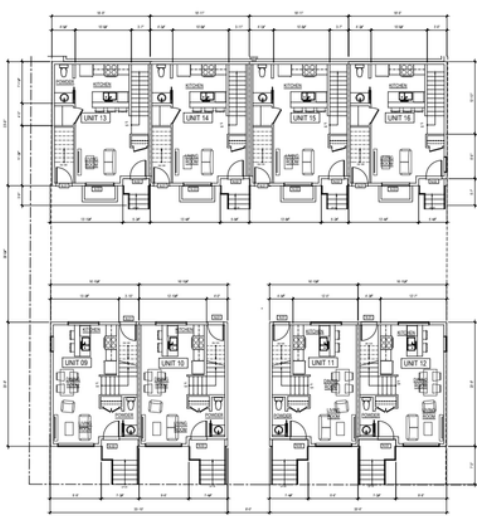
4 x 1-BEDROOM UNITS AVAILABLE

SINGLE GARAGE STALL  
PRIVATE REAR PATIO

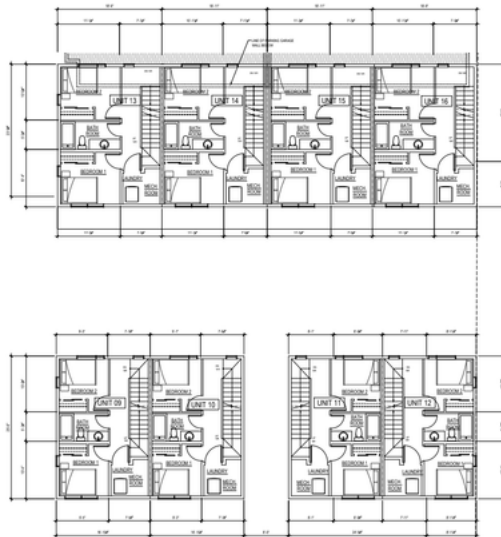


# FLOOR PLANS

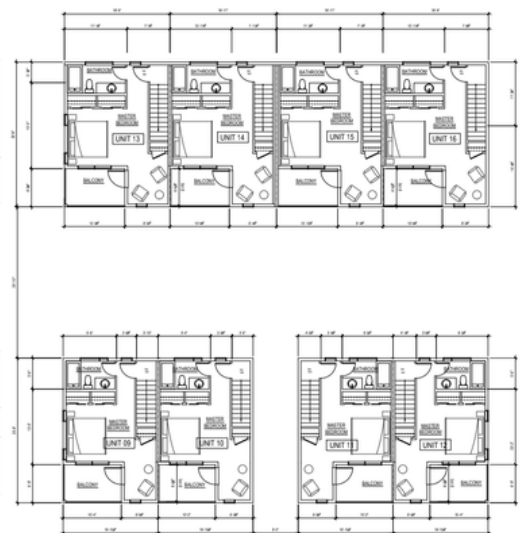
3-BEDROOM SUITE



Main Floor



Second Floor

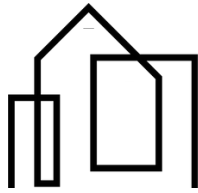


Third Floor

4 x 3-BEDROOM UNITS AVAILABLE

SINGLE GARAGE STALL  
PRIVATE REAR PATIO





# INTERIORS

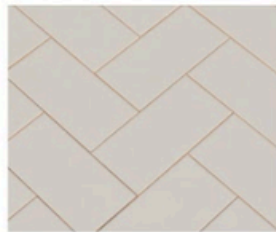
MODERN INDUSTRIAL



**VINYL FLOORING**  
THROUGHOUT UNIT



**COUNTER/BACKSPLASH**  
THROUGHOUT UNIT



**WALL TILE**  
KITCHEN + BATHROOMS

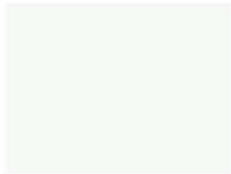
**KITCHEN LIGHTING**  
UPPER UNITS



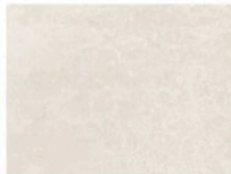
**VANITY LIGHTING**  
ALL BATHROOMS



**WALLS + TRIM**  
BABY'S BREATH  
OC-62



**CABINETRY SELECTIONS**  
THROUGHOUT UNIT



**FLOOR TILE**  
BATHROOMS



**PLUMBING FIXTURES**  
POLISHED CHROME



**CABINET HARDWARE**  
POLISHED CHROME



SINGLE GARAGE STALL  
PRIVATE REAR PATIO





# SPECIFICATIONS

## 1-BEDROOM SUITE

### FEATURES

- Upscale 1-Bedroom Suites in the Heart of Bridgeland
- Over 337-383 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
- 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





# SPECIFICATIONS

## 3-BEDROOM SUITE

### FEATURES

- 3-Storey Walkup Brownstone-Style Townhomes in the Heart of Banff Trail
- 1,270 - 1,439 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
- 2 bathroom and 1 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