



# BANFF TRAIL II TOWNHOMES

BY URBAN AVAS



2015 26 Ave NW



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BANFF TRAIL II TOWNHOMES

ABOUT BANFF TRAIL II TOWNHOMES

SITE PLAN + BUILDING AMENITIES

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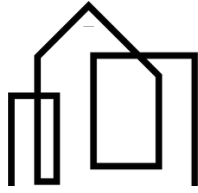
INTERIOR FINISHES

RENT WITH US









# YOUR INNER-CITY OASIS

DISCOVER THE JOY OF URBAN LIVING



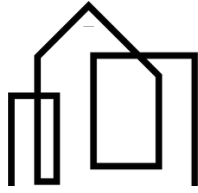
Banff Trail II by Urban Avas is an exclusive collection of 8 boutique row homes and lower suites, meticulously crafted for those who desire a sophisticated urban lifestyle without the compromise. Each home is a testament to thoughtful design, offering a unique blend of style, comfort, and unmatched convenience.

This is your opportunity to live in one of Calgary's most established inner-city communities. Banff Trail seamlessly combines the peace of a quiet, residential neighborhood with the excitement of a dynamic urban hub. You'll be just minutes from major employers and institutions, including the University of Calgary, Foothills Hospital, and SAIT. With the CTrain station and a variety of local shops, cafes, and green spaces all within easy reach, everything you need is right at your doorstep.

Discover the perfect fusion of peaceful living and urban accessibility.

Your new home in Banff Trail awaits...





# THE BEST OF BANFF TRAIL

RIGHT AROUND THE CORNER











3 BEDROOM

# TOWNHOMES

STARTING AT \$3,100/month\*

1 BEDROOM

# LOWER SUITES

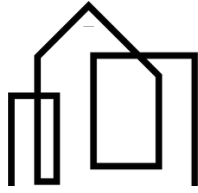
STARTING AT \$1,550/month\*

\*Prices include Utilities - Inquire for Full Details

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

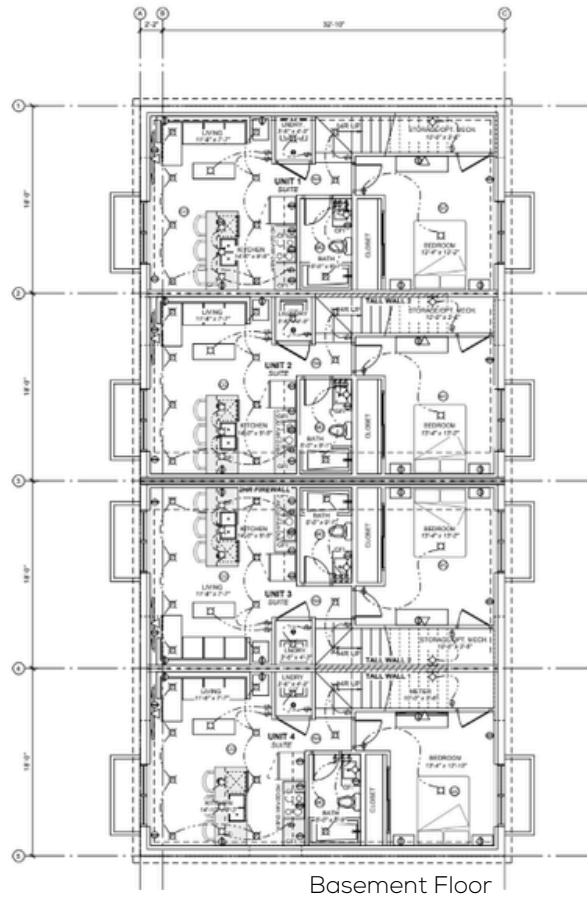






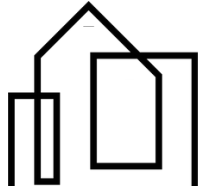
# FLOOR PLANS

## 1-BEDROOM SUITE



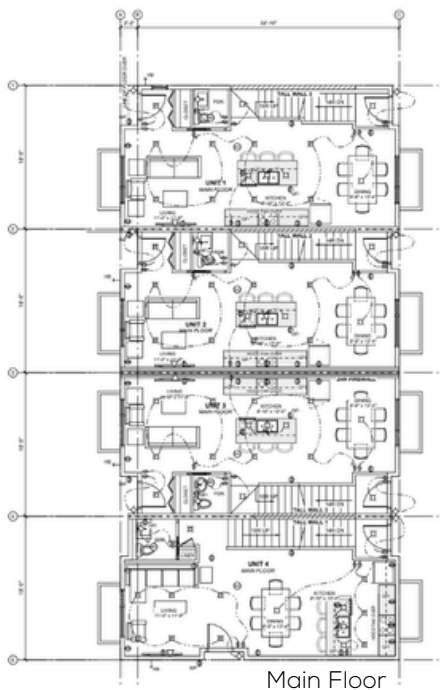
4 x 1-BEDROOM UNITS AVAILABLE

SINGLE GARAGE STALL  
PRIVATE REAR PATIO

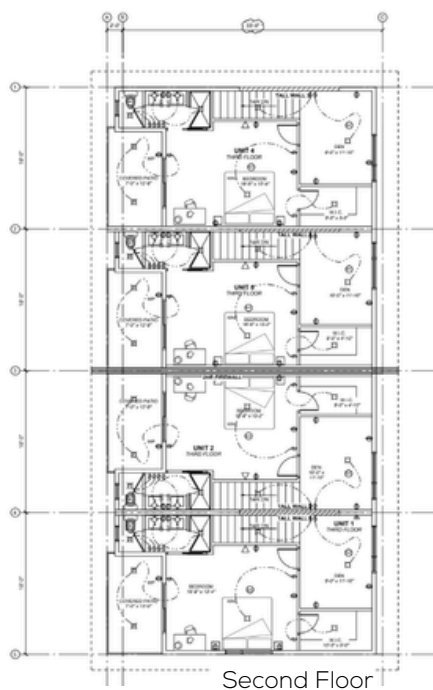


# FLOOR PLANS

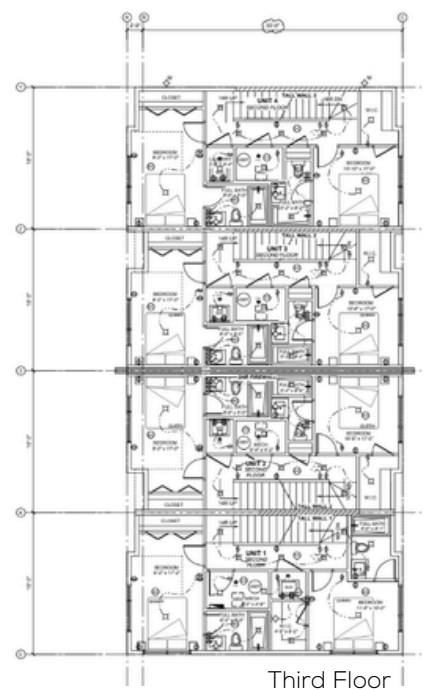
3-BEDROOM SUITE



Main Floor



Second Floor

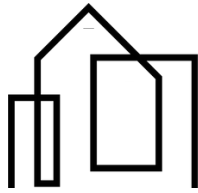


Third Floor

4 x 3-BEDROOM UNITS AVAILABLE

SINGLE GARAGE STALL  
PRIVATE REAR PATIO





# INTERIORS

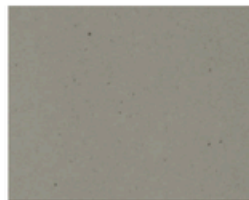
MODERN INDUSTRIAL

26  
AVENUE NW

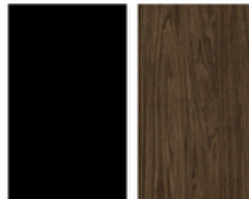
MOODBOARD



SCANDI | MINIMAL | CLEAN



COUNTERTOP/BACKSPLASH



MILLWORK



FLOORING



MOODBOARD

SINGLE GARAGE STALL  
PRIVATE REAR PATIO







# SPECIFICATIONS

## 1-BEDROOM SUITE

### FEATURES

- Upscale 1-Bedroom Suites in the Heart of Banff Trail II
- Over 614 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

## TOWNHOMES

### FEATURES

- 3-Storey Walkup Brownstone-Style Townhomes in the Heart of Banff Trail
- 1,829 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
- Every bedroom includes its own en-suite bathroom
- 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