



ROSSCARROCK AVAS TOWNHOMES

BY URBAN AVAS



930 38 Street SW



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ROSSCARROCK AVAS TOWNHOMES

ABOUT ROSSCARROCK AVAS TOWNHOMES

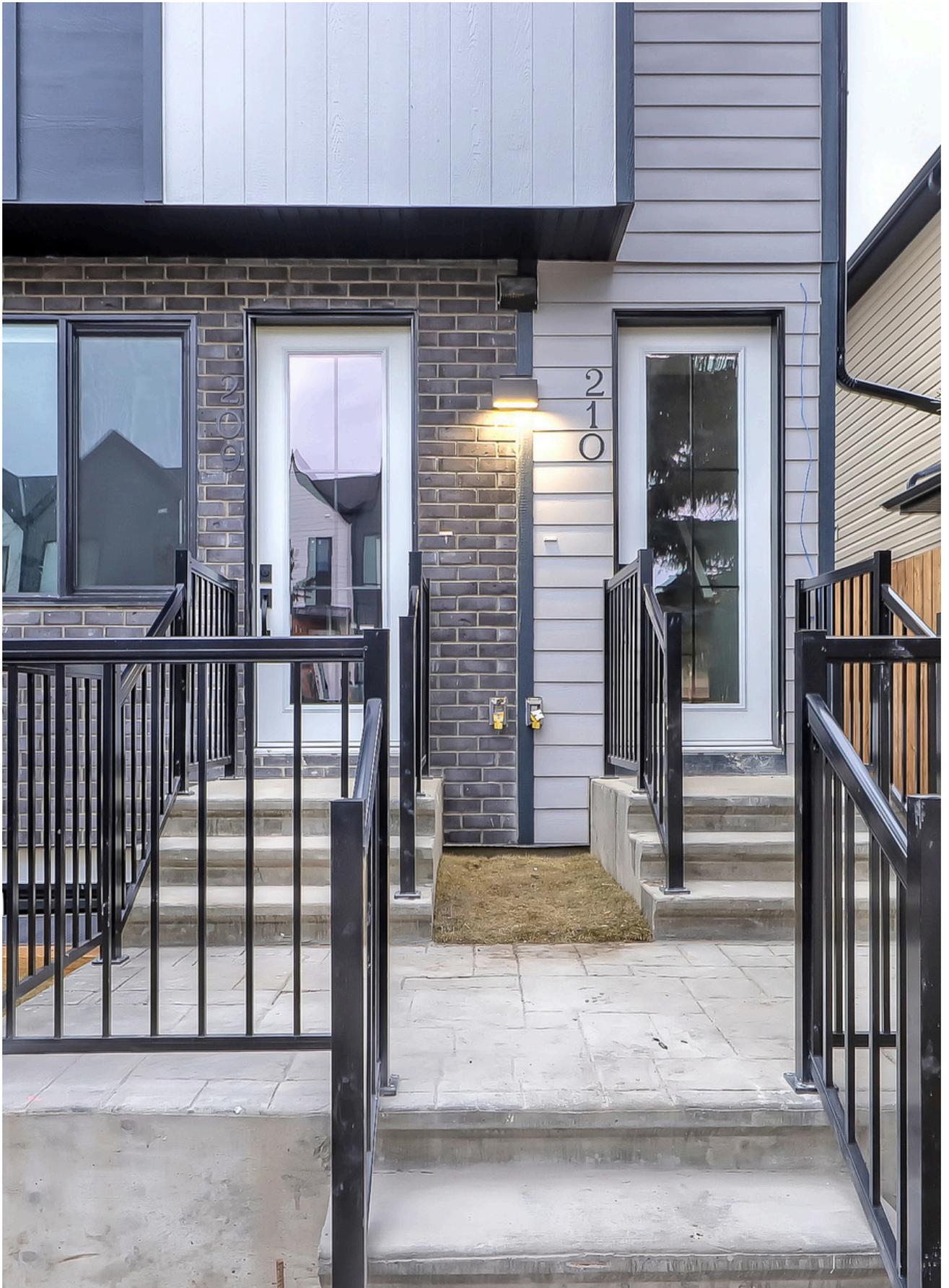
SITE PLAN + BUILDING AMENITIES

FLOORPLANS

PRICING + INCENTIVES

INTERIOR FINISHES

RENT WITH US





YOUR URBAN RETREAT

DISCOVER THE BALANCE OF CITY & SERENITY



Rosscarrock Avas presents an exclusive collection of contemporary residences, meticulously crafted for the modern urbanite who seeks a sophisticated home base within one of Calgary's most evolving Westside communities. This development offers a rare opportunity to enjoy the intimacy of a boutique residential setting without compromising on the dynamic energy of city life. Positioned perfectly at 930 38 Street SW, these homes serve as a premier gateway to the best of the Southwest, blending architectural style with the effortless convenience of an established neighborhood.

The Rosscarrock lifestyle is defined by its exceptional connectivity and proximity to Calgary's most vibrant hubs. Residents are just moments away from the diverse shopping and dining along the 17th Avenue corridor, the amenities of Westbrook Mall, and the seamless transit links provided by the nearby C-Train station. Beyond the urban pulse, the area is rich with recreational opportunities, from the scenic trails of Edworthy Park and the Bow River.



BUILDING A
UPPER & LOWER UNITS

BUILDING B
UPPER & LOWER UNITS

BUILDING C
UPPER & LOWER UNITS

STARTING AT \$2,000/month*

*Prices include Utilities - Inquire for Full Details

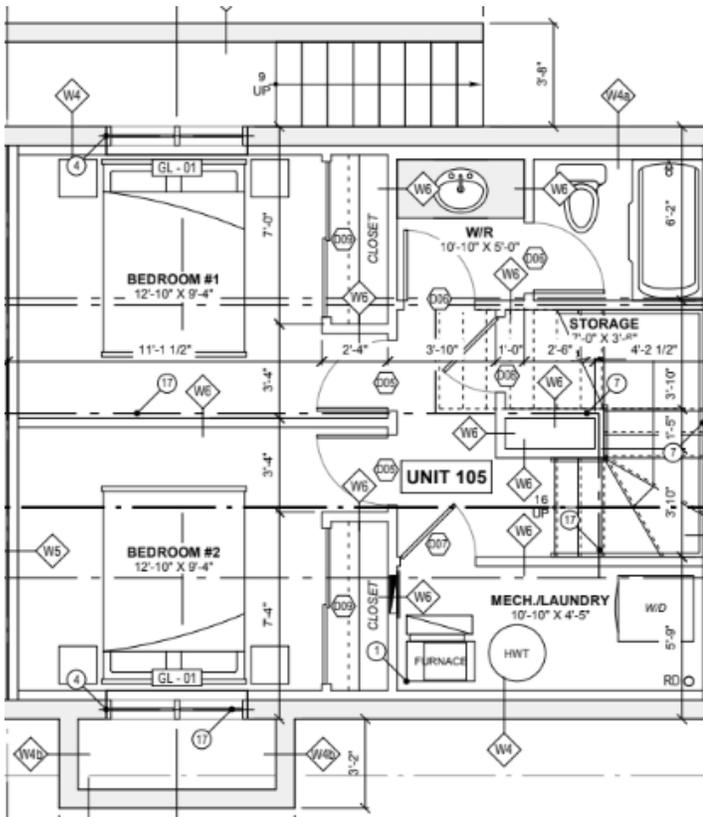
** Additional Charges May Apply - Inquire for Full Details



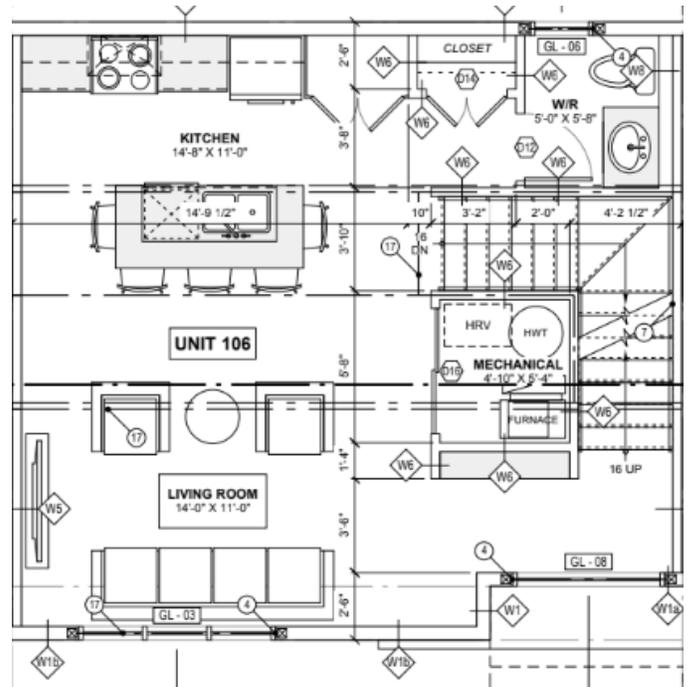


FLOOR PLANS

BUILDING A
LOWER UNIT



BASEMENT FLOOR PLAN

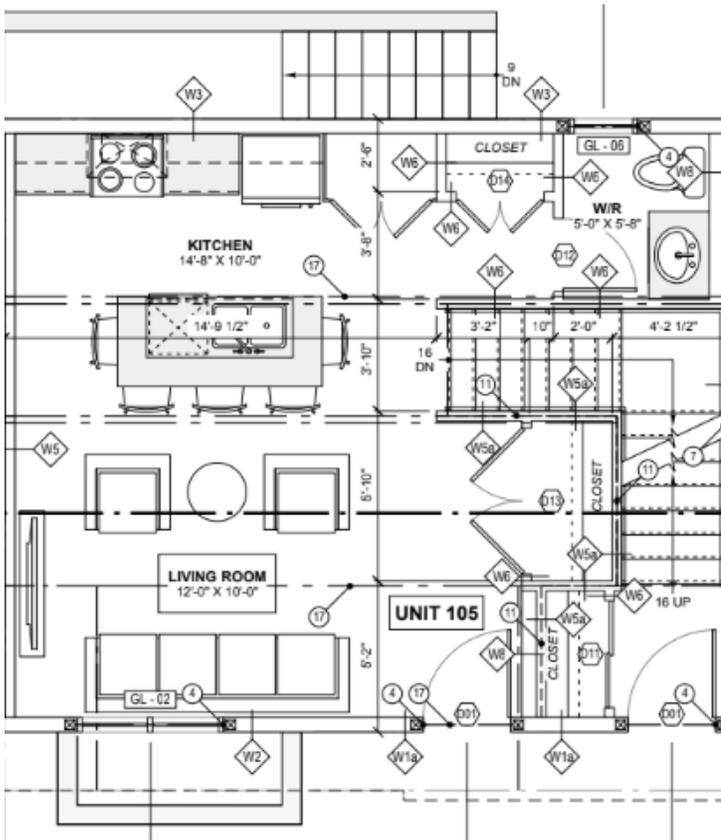


SECOND FLOOR PLAN

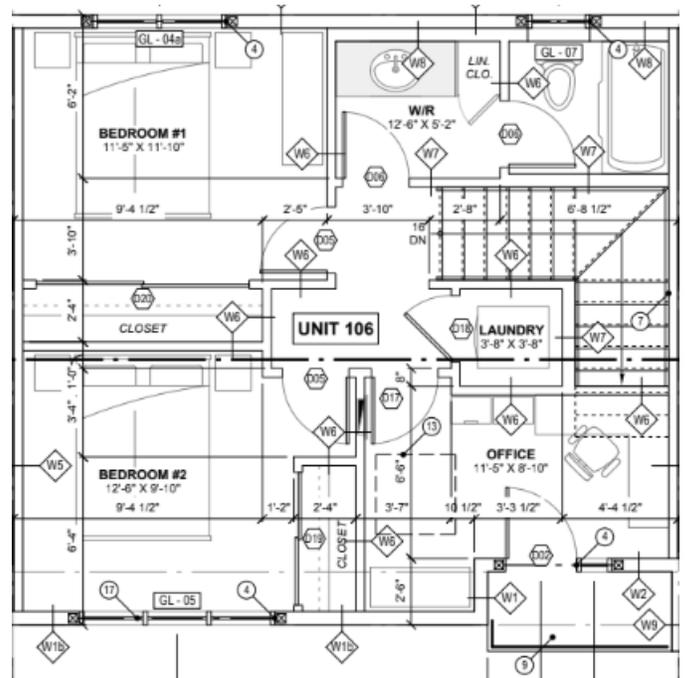


FLOOR PLANS

BUILDING A
UPPER UNIT



MAIN FLOOR PLAN

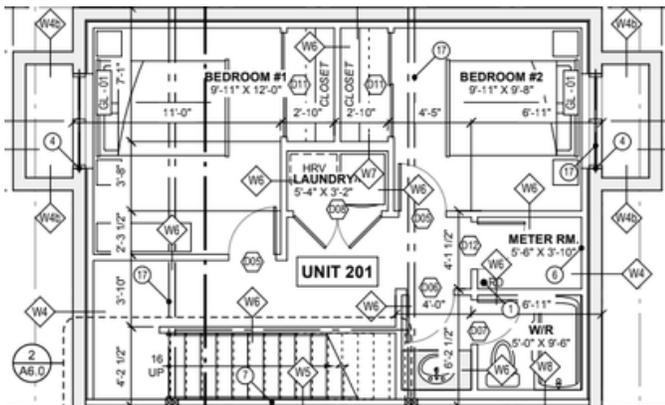


THIRD FLOOR PLAN

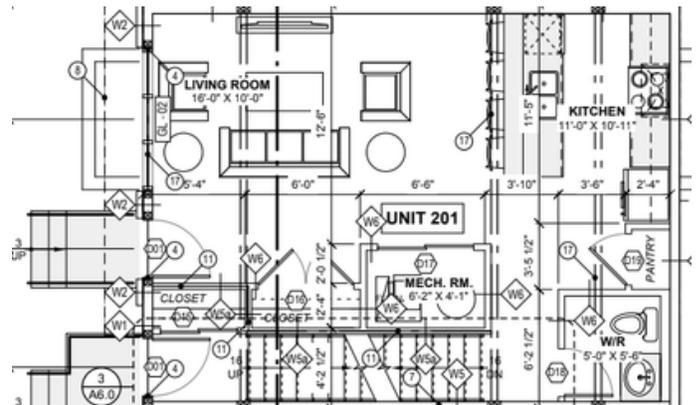


FLOOR PLANS

BUILDING B
LOWER UNIT



BASEMENT FLOOR PLAN

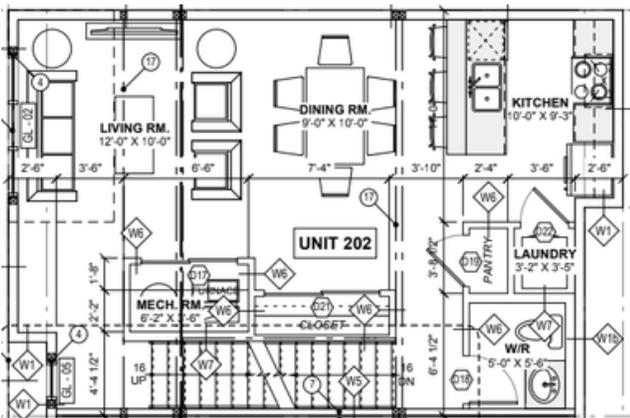


MAIN FLOOR PLAN

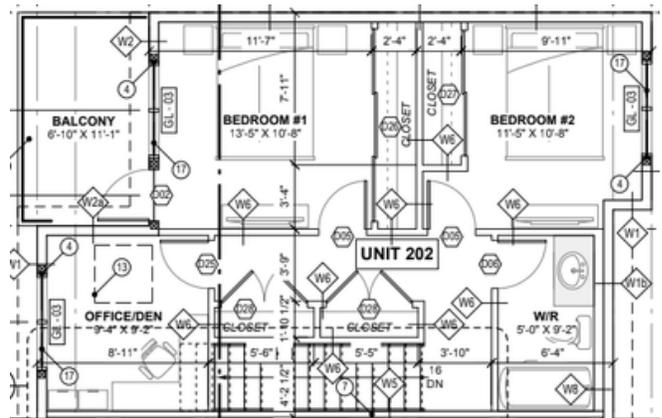


FLOOR PLANS

BUILDING B
UPPER UNIT



SECOND FLOOR PLAN

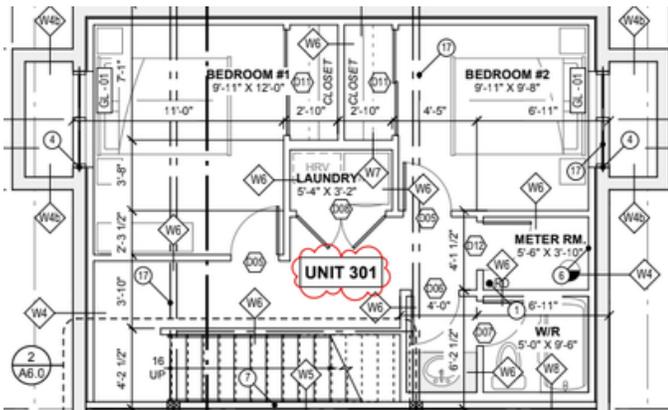


THIRD FLOOR PLAN

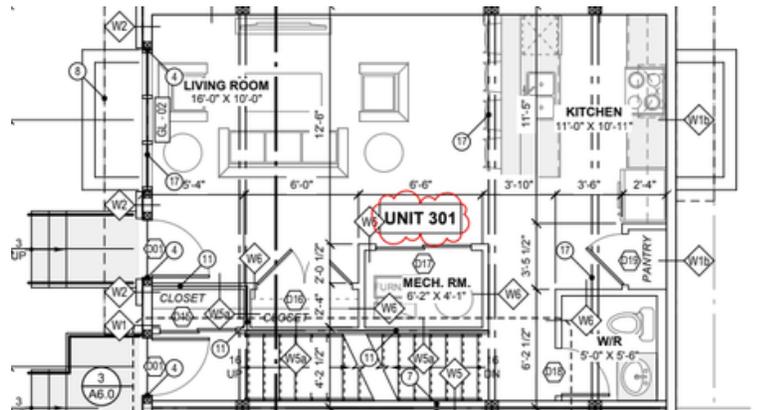


FLOOR PLANS

BUILDING C
LOWER UNIT



BASEMENT FLOOR PLAN

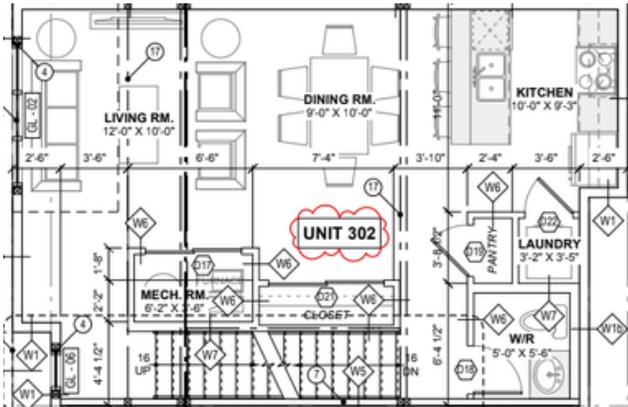


MAIN FLOOR PLAN

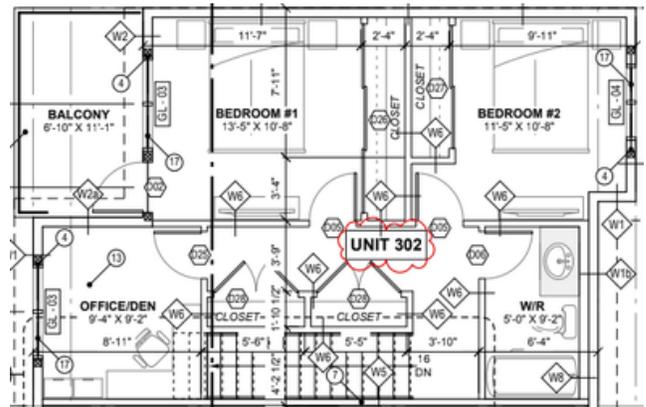


FLOOR PLANS

BUILDING C
UPPER UNIT



SECOND FLOOR PLAN

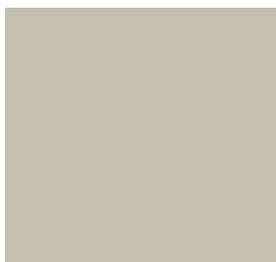
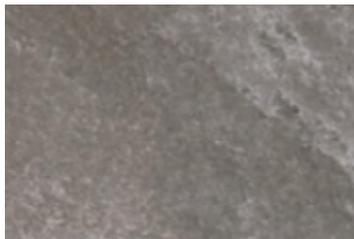


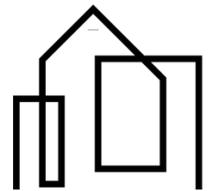
THIRD FLOOR PLAN



INTERIORS

MODERN INDUSTRIAL







SPECIFICATIONS

2-BEDROOM SUITE

FEATURES

- 2-Storey Walkup Brownstone-Style Townhomes in the Heart of Rosscarrock
- Edgy Urban Loft Design with Exposed Concrete Details and Upgraded Designer Finishes
- Two Large Bedroom Each with a Built-In Closet
- 1.5 Bathrooms
- 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

PARKING

- Parking stall for 2+den units. Street Parking.

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Internet