



BANFF TRAIL III TOWNHOMES

BY URBAN AVAS



2338 25 Avenue NW



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BANFF TRAIL TOWNHOMES

ABOUT BANFF TRAIL TOWNHOMES

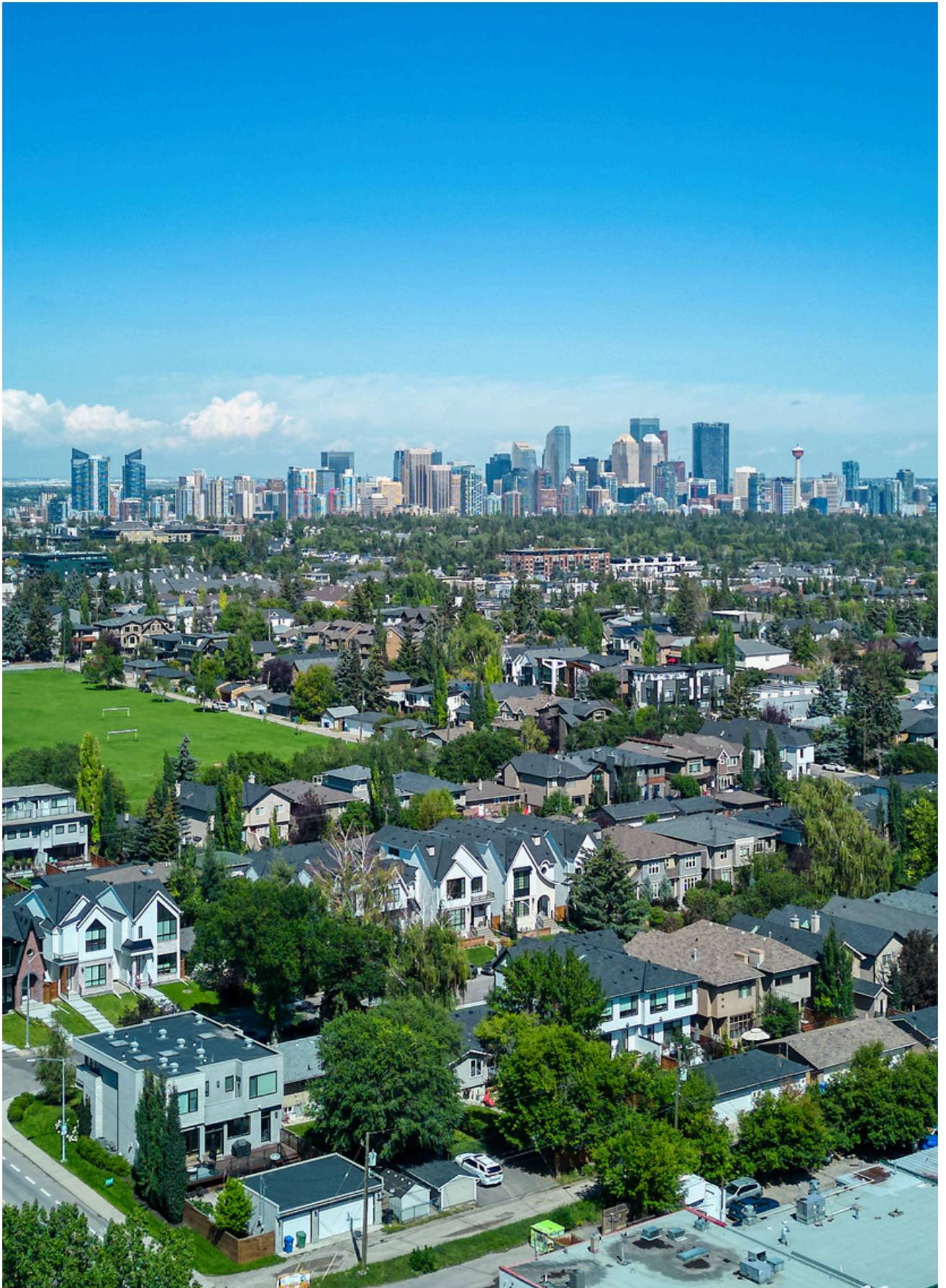
SITE PLAN + BUILDING AMENITIES

FLOORPLANS

PRICING + INCENTIVES

INTERIOR FINISHES

RENT WITH US





YOUR URBAN RETREAT

DISCOVER THE BALANCE OF CITY & SERENITY



Banff Trail III by Urban Avas presents an exclusive collection of thoughtfully designed residences, crafted for the modern urban dweller who values both a peaceful atmosphere and effortless connectivity. Here, you can enjoy the quiet comfort of a residential enclave without sacrificing the vibrancy of city life. These homes are positioned to offer unparalleled access to Calgary's major hubs, placing the best of the Northwest right at your doorstep.

Banff Trail is a true urban retreat, characterized by its lush, tree-lined streets and expansive green spaces like Confederation Park, perfect for both relaxation and active recreation. Its strategic location provides immediate access to the University of Calgary, SAIT, and the Foothills Medical Centre, as well as seamless transit links to the downtown core via the nearby C-Train. The neighborhood strikes the perfect chord between academic energy and community calm, surrounded by local cafes, essential amenities, and scenic pathways that cater to an active, well-connected lifestyle.



BUILDING 1

SECONDARY SUITES & UPPER UNITS

BUILDING 2

LOWER UNITS & UPPER UNITS

STARTING AT \$1,550/month*

*Prices include Utilities - Inquire for Full Details

** Additional Charges May Apply - Inquire for Full Details

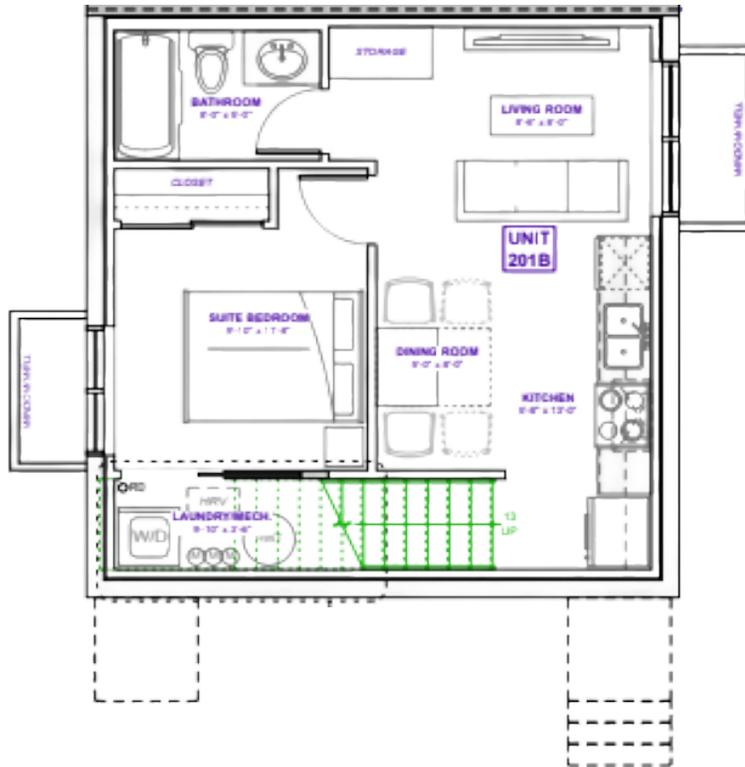




FLOOR PLANS

BUILDING 1
1-BEDROOM TOWNHOME

SECONDARY SUITE



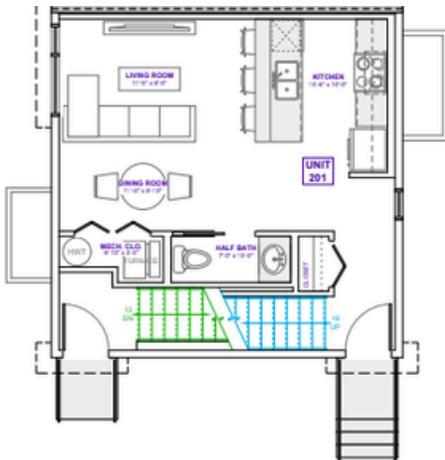
3 x 1-BEDROOM UNITS AVAILABLE



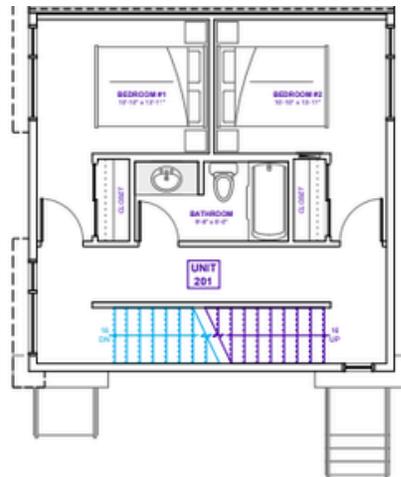
FLOOR PLANS

BUILDING 1
3-BEDROOM TOWNHOME

MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



SINGLE GARAGE STALL
PRIVATE PATIO

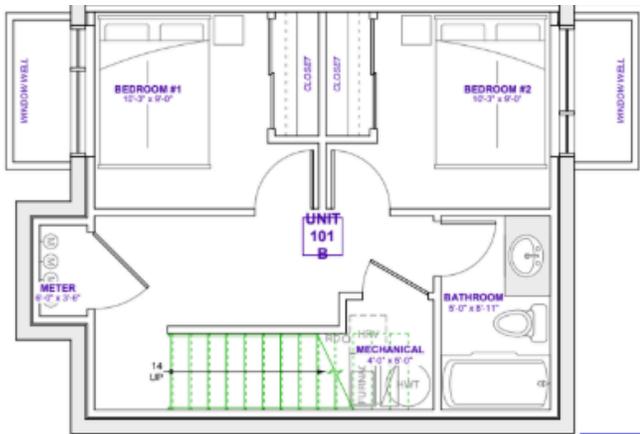
3 x 3-BEDROOM UNITS AVAILABLE



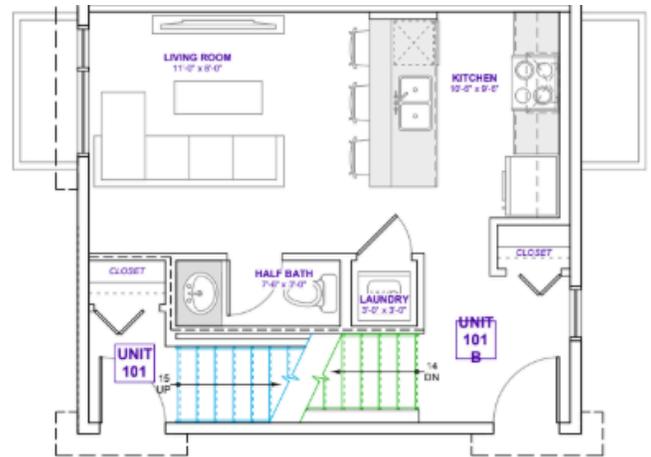
FLOOR PLANS

BUILDING 2
2-BEDROOM TOWNHOME
LOWER UNIT

BASEMENT FLOOR



MAIN FLOOR



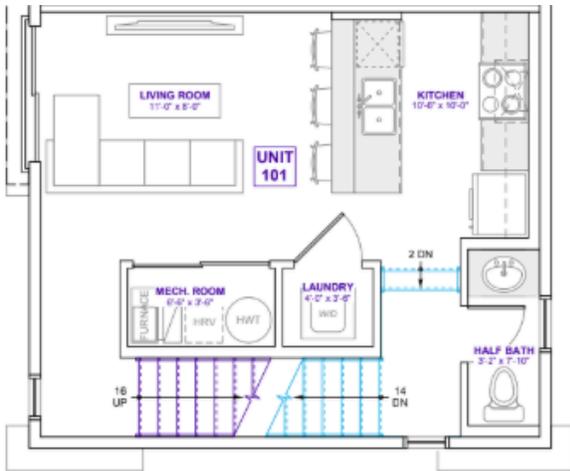
4 x 2-BEDROOM UNITS AVAILABLE



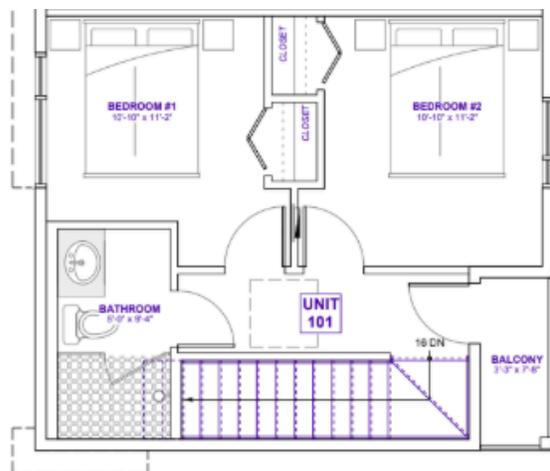
FLOOR PLANS

BUILDING 2
2-BEDROOM TOWNHOME
UPPER UNIT

SECOND FLOOR



THIRD FLOOR



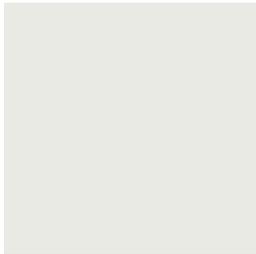
SINGLE GARAGE STALL
PRIVATE PATIO

4 x 2-BEDROOM UNITS AVAILABLE

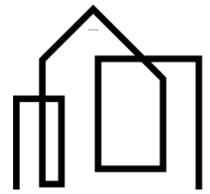


INTERIORS

MODERN INDUSTRIAL



SINGLE GARAGE STALL
PRIVATE REAR PATIO





SPECIFICATIONS

1-BEDROOM SUITE

FEATURES

- Upscale 1-Bedroom Suites in the Heart of Banff Trail
- Secure Private Storage
- Edgy Urban Loft Design with Upgraded Designer Finishes
- 4-Piece Bathroom with Tub/Shower Combo
- Full sized Stainless-Steel Samsung Appliance Package
- Laundry Closet with 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
- Internet



SPECIFICATIONS

2-BEDROOM SUITE

FEATURES

- 2-Storey Walkup Brownstone-Style Townhomes in the Heart of Banff Trail
- Edgy Urban Loft Design with Exposed Concrete Details and Upgraded Designer Finishes
- 3 Large Bedroom Each
- 1.5 Bathroom
- Full Sized Stainless-Steel Samsung Appliance Package
- 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

- Permit Parking on Street

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Internet



SPECIFICATIONS

3-BEDROOM SUITE

FEATURES

- 3-Storey Walkup Brownstone-Style Townhomes in the Heart of Banff Trail
- Private Patios in Each Unit
- Edgy Urban Loft Design with Exposed Concrete Details and Upgraded Designer Finishes
- 3 Large Bedroom Each with a Built-In Closet
- 2 bathroom and 1 powder room
- Full Sized Stainless-Steel Samsung Appliance Package
- 3rd 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

- Single Reserved Parking Stall in Garage

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Internet