



KILLARNEY AVAS

BY URBAN AVAS

3408 37 STREET SW

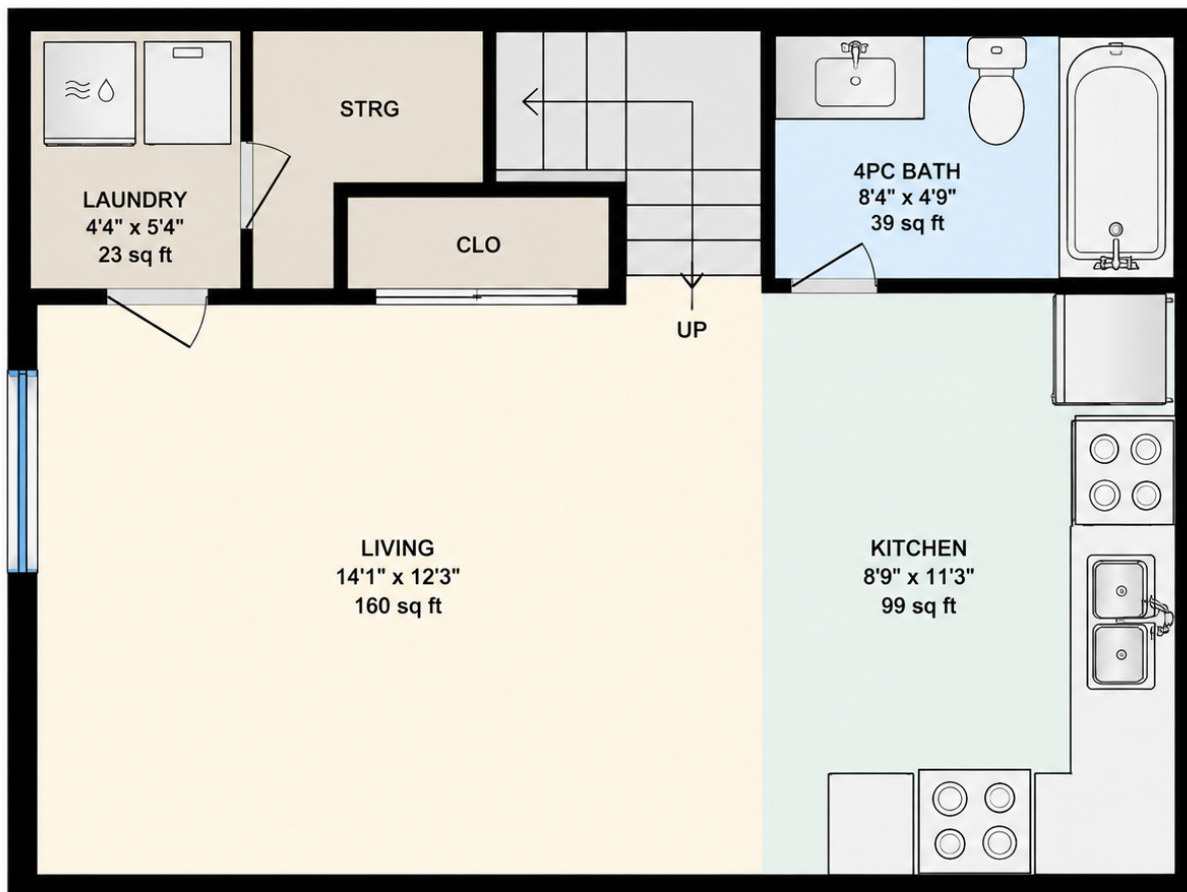


FLOOR PLANS

STUDIO LOWER SUITE

401B 3408 37 Street SW

Basement (Below Grade) | Interior Area 385.63 sq ft





FLOOR PLANS

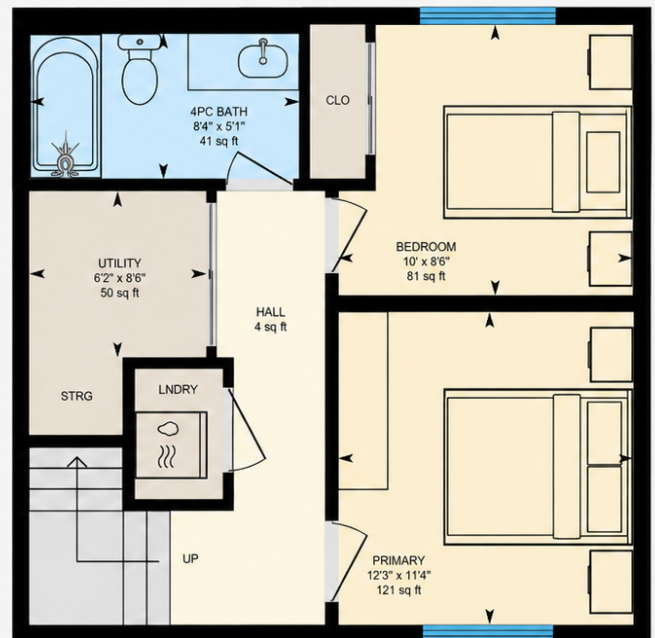
2-BEDROOM LOWER TOWNHOME

310-3408 37 Street SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 484.21 sq ft



Main Floor
Exterior Area 484.21 sq ft



Basement (Below Grade)
Exterior Area

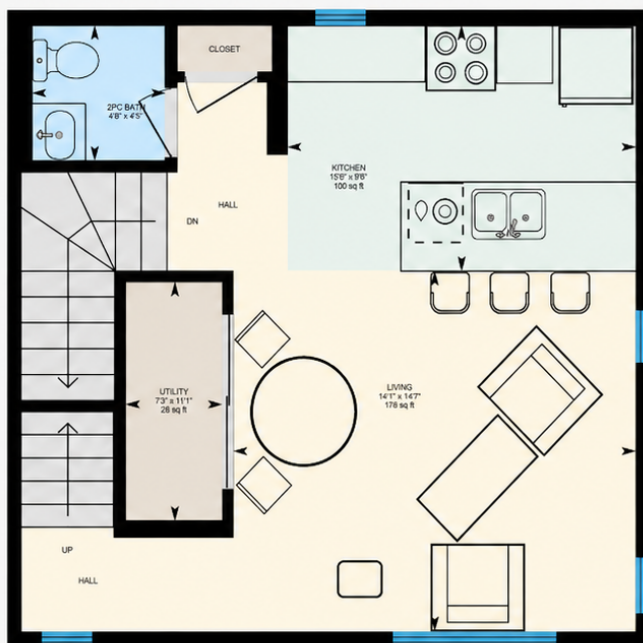


FLOOR PLANS

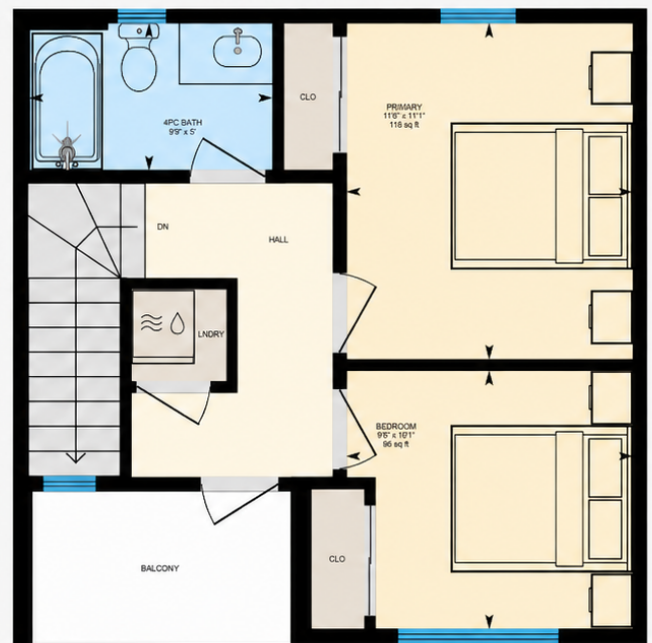
2-BEDROOM UPPER TOWNHOME

309-3408 37 Street SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 926.71 sq ft



2nd Floor
Exterior Area 489.10 sq ft



3rd Floor
Exterior Area 437.62 sq ft



FLOOR PLANS

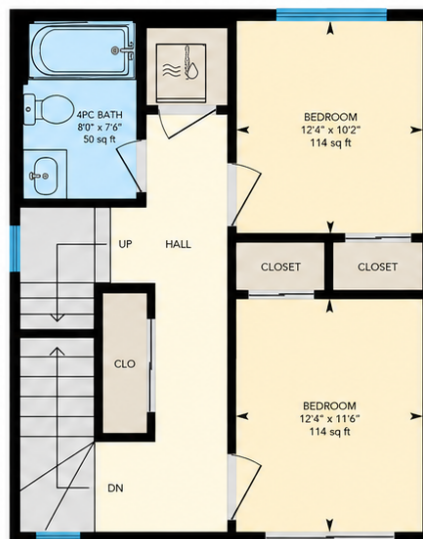
3-BEDROOM TOWNHOME

401-3408 37 Street SW, Calgary, AB

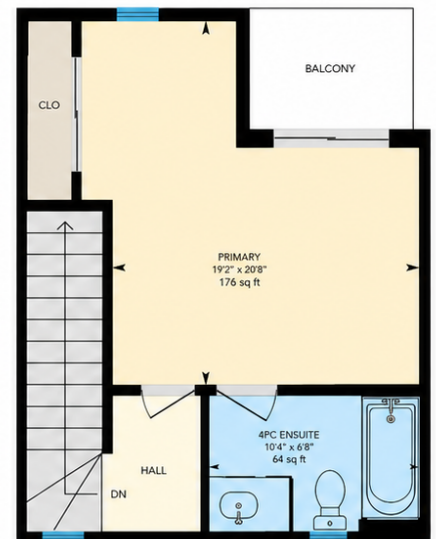
Main Building: Total Exterior Area Above Grade 1165.01 sq ft



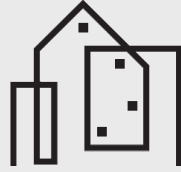
Main Floor
Exterior Area 405.13 sq ft



2nd Floor
Exterior Area 399.59 sq ft



3rd Floor
Exterior Area 360.28 sq ft



SPECIFICATIONS

STUDIO LOWER SUITE

FEATURES

- Brand-new lower suite at Killarney Avas, 3408 37 Street SW
- 385 sq ft of private living space
- Private entrance
- Open-concept living and kitchen area
- Stainless steel appliances
- Quartz countertops throughout
- 4-piece bathroom
- In-suite laundry with washer and dryer
- In-suite storage space
- Shared outdoor courtyard, with all lawn care and snow removal included

EXTERIOR

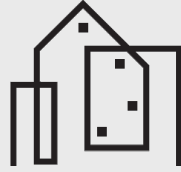
- Cream brick and board and batten exterior
- Black steel railings
- Brushed concrete walkways
- Full landscaping package
- Shared outdoor courtyard with dedicated space for each home

PARKING

- Street parking available on 37 Street

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Unlimited Rogers Bulk Fibre+ internet



SPECIFICATIONS

2-BEDROOM LOWER TOWNHOME

FEATURES

- Brand-new stacked lower townhome at Killarney Avas, 3408 37 Street SW
- 484 sq ft above grade
- Main floor: open-concept living and dining, kitchen, 2-piece bathroom
- Lower level: primary bedroom (12'3" x 11'4"), second bedroom, 4-piece bathroom
- In-suite laundry with washer and dryer on lower level
- Private entrance
- Stainless steel appliances
- Quartz countertops throughout
- Shared outdoor courtyard, with all lawn care and snow removal included

EXTERIOR

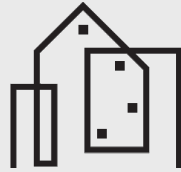
- Cream brick and board and batten exterior
- Black steel railings
- Brushed concrete walkways
- Full landscaping package
- Shared outdoor courtyard with dedicated space for each home

PARKING

- Street parking available on 37 Street

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Unlimited Rogers Bulk Fibre+ internet



SPECIFICATIONS

2-BEDROOM UPPER TOWNHOME

FEATURES

- Brand-new stacked upper townhome at Killarney Avas, 3408 37 Street SW
- 926 sq ft above grade across two levels
- 2nd floor: open-concept living and dining, kitchen, 2-piece bathroom
- 3rd floor: primary bedroom, second bedroom, 4-piece bathroom, in-suite laundry
- Private balcony off the 3rd floor
- Private entrance
- Stainless steel appliances
- Quartz countertops throughout
- Dedicated garage parking stall included
- Shared outdoor courtyard, with all lawn care and snow removal included

EXTERIOR

- Cream brick and board and batten exterior
- Black steel railings
- Brushed concrete walkways
- Full landscaping package
- Shared outdoor courtyard with dedicated space for each home

PARKING

- Single reserved parking stall in detached garage

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Unlimited Rogers Bulk Fibre+ internet



SPECIFICATIONS

3-BEDROOM TOWNHOME

FEATURES

- Brand-new 3-storey townhome at Killarney Avas, 3408 37 Street SW
- 1,165 sq ft above grade across three levels
- Main floor: open-concept living (17'1" x 17'1"), kitchen (17'4" x 10'2"), 2-piece bathroom
- Private front and rear porches on main floor
- 2nd floor: two bedrooms, 4-piece bathroom, in-suite laundry
- 3rd floor: primary bedroom (19'2" x 20'8") with private 4-piece ensuite
- Private balcony off the 3rd floor
- Private entrance
- Stainless steel appliances
- Quartz countertops throughout
- Dedicated garage parking stall included

EXTERIOR

- Cream brick and board and batten exterior
- Black steel railings
- Brushed concrete walkways
- Full landscaping package
- Private front and rear porches with dedicated outdoor space

PARKING

- Single reserved parking stall in detached garage

UTILITIES (INCLUDED IN RENT)

- Heat
- Water
- Electricity
- Unlimited Rogers Bulk Fibre+ internet