



Suite Interior Features

- Functional oversized floor plans
- "BEST USE" of space design elements
- Hardwood floors (engineered white oak)
- Upgraded heated tile floors in bath areas
- Upgraded carpet with 20lb underlay in bedrooms
- Closet organizer in master bedroom (custom built in)
- Media and sound wiring (5.1 Audio wire package)
- Upgraded LED lighting package (small pot lights and surface attached and hanging where applicable)
- Customized electrical lay-out (extra plugs and switches)
- Upgraded suite entry doors with key-less encrypted entry device
- Solid core oversized passage doors (7')
- Upgraded door hardware (chrome levers)
- Fireplace roughed in (electric)
- 5" baseboard painted
- 3" door casings painted

Kitchens

- Quartz counter-tops
- Custom designed dining counter-island. Large surface for dining or preparation
- High end walnut kitchen cabinets
- Soft Close cabinetry and drawers
- Upgraded GROHE plumbing fixtures
- Tiled kitchen back-splash
- Undermount sinks (stainless steel)

Appliances

- Fisher & Paykel French door fridge with freezer drawer (paneled)
- Fisher & Paykel Dishwasher drawer (double)
- Fisher & Paykel 30" Induction electric range
- Fisher & Paykel Over-the-range microwave hood combo (plan G only)
- Panasonic Microwave built-in
- Zephyr 30" Vent hood fan
- Full size Washer & Dryer

Bathrooms

- Abundance of storage
- Oversized Quartz counters
- High end bathroom cabinets with drawers and coordinating wall cabinets
- Upgraded GROHE plumbing fixtures (bath sinks, tubs, showers)
- Tiled bathroom backsplash
- One piece upgraded low flow toilets with easy down self-closing lid
- Upgraded bath hardware
- Full-height tiled shower enclosures with commercial glass shower doors and telephone shower heads
- Tiled tub surround
- Roughed in steam shower

Views

- Unparalleled views of the downtown core to the South
- View of landmark "Calgary Tower"
- View of "Stampede Fireworks"
- Urban sprawling view Day or Night
- View of Mountains to the west from higher located units
- Unobstructed views of Renfrew Park which is a large mature park to the North

Balconies

- Spacious outdoor balconies for all suites with gas BBQ connection
- Upgraded aluminium glass railings on all balconies
- Green roof landscaped area (Plan G & H)
- Composite decking overlay on all exterior balconies

Amenities

- Fully equipped gym / workout room
- Entry lobby tastefully decorated and furnished
- Beautiful landscaped common area at south end of property
- Main floor mail room
- Main floor comprehensive recycling program
- Easy access garbage disposal area



Built Green

- Upgraded LED lighting package throughout entire building & suites
- Rough-in wiring completed to allow for future solar panel expansion on roof area
- ENERGY STAR Low E triple glazed argon filled windows
- ENERGY STAR Appliances
- Formaldehyde free cabinets
- PVC - free flooring
- Low-flush toilets
- Low-flow water fixtures
- Low VOC paint

Sound Proofing

- Sound efficient suites
- Extensive sound deadening details to party walls and ceilings
- STC Rated 65 db.

Storage

- One assigned storage locker/suite
- Sizes range from 6ft x 6ft
- Secure storage room

Building Specifications

- Concrete and steel construction all floors and roof
- Maintenance free exterior building envelope
- Acrylic stucco with composite wood and metal trim and actual stone details
- Upgraded triple glaze windows and oversized patio sliding doors (low E and solar shield)
- Fire protection sprinkler system throughout building

Community

- Quiet street and community
- Current redevelopment of this prestigious community and area
- High Walk Score
- Protected green space/park
- Close to amenities
- Public transportation
- Historical meaning to the City of Calgary and Canadian Forces

Walk Score

- 82 out of 100. This location is Very Walkable so most errands can be accomplished on foot.
- Transit Score of 59, 20 minute walk from the Bridgeland stop.
- Bike Score of 71, Very bikeable, some hills, good bike lanes

Commute / Transportation

- 4 minute drive to downtown, Car2Go readily accessible
- 19 minute bus ride to downtown, close to major bus routes for easy commute
- 9 minute bike ride to downtown, ample bike lanes for ease of commute
- 31 minute walk to downtown, sidewalks and walking paths close by
- Future "Green Line" will be a short walk away (14 min or 1.2Km to 9ave & Centre St)
- Future designation of a TOD (transit oriented development) once green line is complete

Elevator

- Integrated parkade, main entry, elevator, and suite entry keyless security system
- Elevator service from parkade to all floors
- Handicap accessible

Parking

- One titled parking stall/suite
- Underground heated and secure parking
- Heated ramp to parkade
- Underground handicap parking

Heating/Cooling

- Upgraded mechanical system
- Central air conditioning with individual unit control, provides comfortable temperatures
- Fresh make-up air in all suites
- Ensuite bathrooms equipped with infloor heat
- Perimeter baseboard hot water heating system