

A stylish urban living experience that's been carefully designed inside and out

**BUILDING**

- 305 urban rental apartments South of Downtown Calgary, with landmark architecture and interior design by IBI Group
- On-site property management services by QuadReal Residential Properties LP
- Extensive residential lobby lounge with vaulted ceiling, wood slab perch seating and Nespresso coffee station
- Continuous brick façades in lobby and amenity spaces
- Three high-speed elevators offering secure key fob floor access
- Residential loading bay and elevator with over-height ceiling clearance to make move-ins a breeze
- Electronic parcel delivery system for secure delivery of your online orders
- Pet grooming room with electronic dog wash station
- WiFi provided to residents throughout the fifth floor indoor and outdoor amenity spaces and main floor lobby

Extensive use of brick, glass and wood, with community spaces that are like an extension of your living room

**AMENITIES**

Designed for the new generation of urban living, QuadReal has created a unified amenity experience on the fifth level, offering over 38,000 sq. ft. of indoor and outdoor space for residents including:

**Lounge**

- Step off the elevators and on to the fifth-floor amenity level through the lounge area with soft and high-top seating for gatherings

**Demonstration Kitchen**

- Open concept dining space and chef-inspired kitchen with industrial grade appliances
- 36" integrated refrigerator with double French-door and bottom freezer
- 36" Viking six-burner gas cooktop with metal glad hood range
- 30" Viking stainless-steel oven
- 24" Viking undercounter wine chiller
- Electric warming drawer, dishwasher and microwave
- Extra deep undermounted sink with non-spray faucet
- Soft-closing undercounter euro-cargo recycling centre
- Kitchen island with bar counter seating and pendant lighting
- Nespresso coffee station

**Games Room**

- Features comic book drawing graphics and brick feature walls
- Shoot a game of pool on the billiards table, watch your favorite hockey team on the 70" TV or challenge a friend to play on the retro 60 built-in game arcade system

**Fitness Centre**

- Offers spa-inspired changerooms with steam showers, storage cubbies for personal belongings and state-of-the-art fitness equipment including indoor cycle bikes, rowing machines, treadmills, crosstrainers, strengthening machines, free weights and more
- Cardio machines with hi-definition TV's equipped with data for browsing the internet and streaming

**Outdoor Greenspace**

- Located on the east and west sides of the fifth-level amenity podium
- Lush greenery providing a tranquil outdoor terrace with spaces to have picnics, play lawn games and soak in the sun
- Five built-in Weber BBQ areas with outdoor dining space
- Hammock seating, benches, lounge sofas and chairs
- Designated off-leash green space and dog run for your furry friend

We believe everyone wants a worry-free lifestyle

**PEACE OF MIND**

- Secured keyless entry to the front door of your home, lobby, parkade levels and amenity spaces
- Assigned and secure above ground, heated parkade with parking, storage lockers
- Bike room with standard bike storage racks and repair and wash station
- Electric car charging stalls available for resident use
- Visitor parking available
- 24/7 emergency maintenance response by QuadReal CONNECT



RESIDENCES

Urban spaces that have been meticulously curated—just like the way you live

We believe that apartment living should have character, beauty and individuality. That's why we designed our interiors with thoughtful touches and gorgeous finishes, like floor-to-ceiling windows and open-concept kitchens. After all, when it comes to living well, no detail is insignificant.

Design that adapts to your lifestyle

#### **INTERIORS**

- Thoughtfully designed interiors with open-concept layouts; choose from two colour schemes (Light and Dark)
- Moduleo vinyl plank flooring throughout kitchen, living and bedroom areas
- In-suite storage with gear wall system and wire shelving (available in most suites)
- 3" roller blinds with Dusk Xtra shades in bedrooms
- In-suite Blomberg compact front-loading washer and dryer
- In-suite fan coil unit (FCU) for individual controlled heating and cooling
- Floor-to-ceiling, double-glazed windows (triple-glazed in select suites)

With exceptional finishes and an effortless layout, it's a kitchen that inspires greatness

#### **KITCHENS**

- Open concept kitchen island with extended countertop providing room for bar stool seating (available in select suites)
- Soft-close laminate cabinetry
- Polished quartz countertops
- Ceramic white tile backsplashes
- Single bowl stainless steel undermount sink with single lever pull down faucet
- Under cabinet LED lighting and dimmable pendant lighting
- USB charging outlets in the islands
- Whirlpool stainless steel appliance package:
  - 30" French door refrigerator with bottom freezer (24" for Junior 1 Bedroom)
  - 30" 4 -burner electric slide-in range
  - 24" dishwasher
- Built-in under counter microwave in kitchen islands (available in 1 & 2 Bedroom) or over the range microwave/hood fan combination (available in JR 1 Bedroom and JR 2 Bedroom)

Beautiful and functional bathroom, starting with a full-size soaker tub

#### **BATHROOMS**

- Full-size soaker tub
- Oversized mosaic matte tile flooring
- Polished quartz countertop with undermount sink
- Full-size soaker tub
- Tiled stand-up shower with removable shower head and glass doors (included in units with 2 bathrooms)
- Single-lever faucet and removable shower head in polished chrome

**S O D O**

RESIDENCES