



# THE BROWNWARD



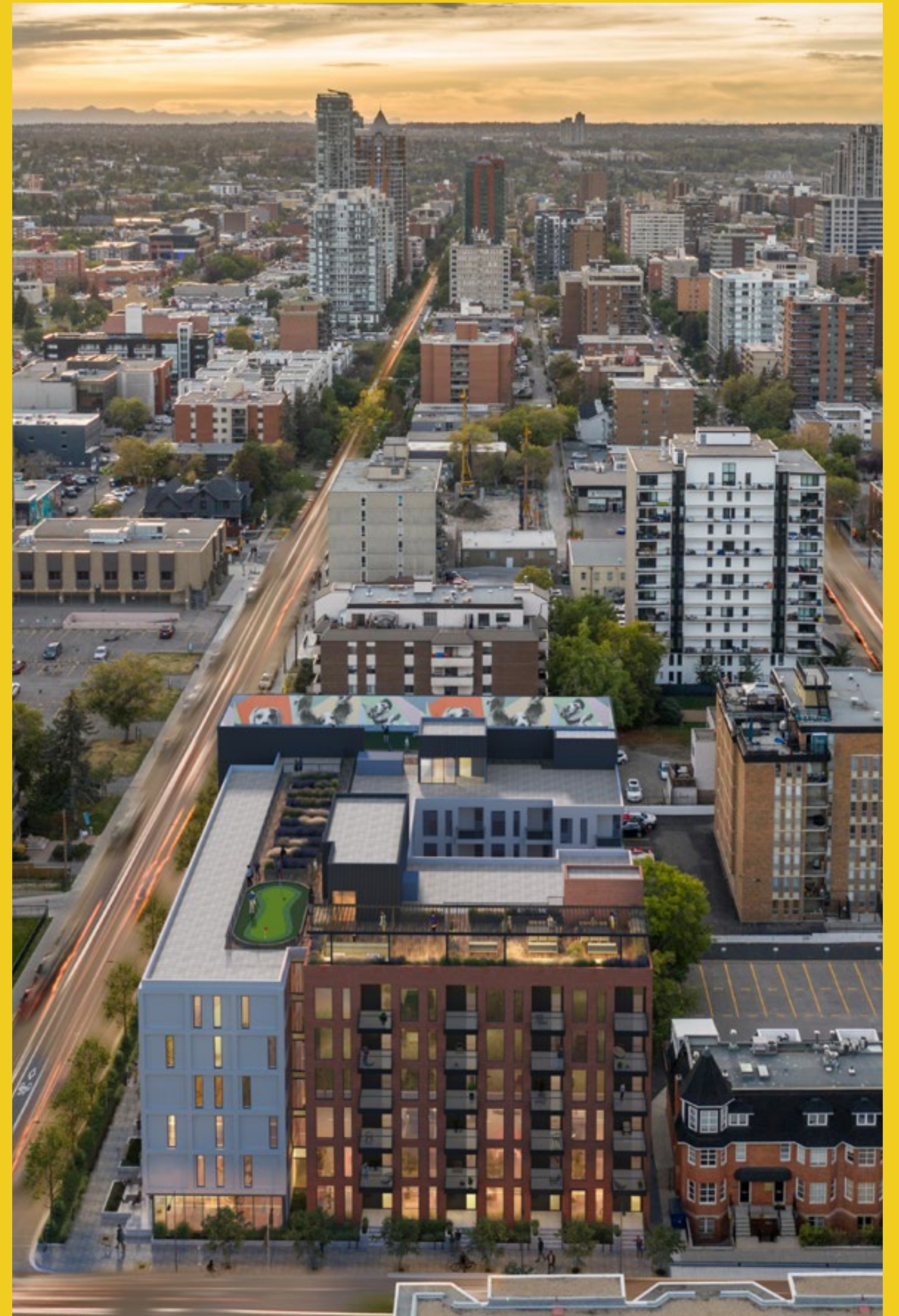


# IMMERSIVE INNER-CITY LIVING



# LOCATION

Just one block away from both the lively 4th Street S.W. and the iconic Red Mile, The Broward is perfectly located in the centre of the city's most vibrant and entertaining downtown district.





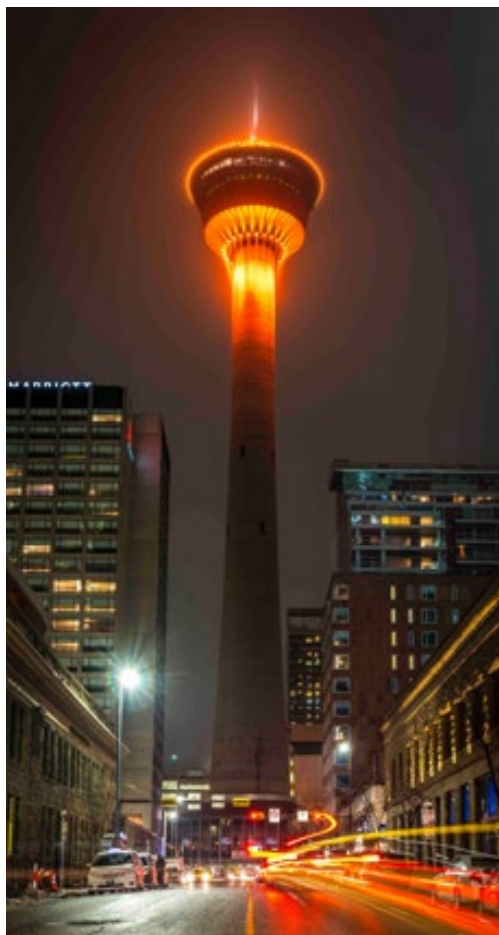


# Experience the Spirit of the City

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From a distance, the view of Calgary's skyline is what you would expect from a city of over 1.2 million people. But, when you find yourself in and amongst our downtown, you experience just how diverse and unique the heart of the city is to Calgary. Cultural landmarks like the Bow Skyscraper, new Central Library, National Music Centre and Glenbow Museum not only impress from afar, but invite you in to explore and learn. Heritage buildings such as Old City Hall, Calgary Public Building, and the Calgary Tower remind us of our roots.

Taste resides here in abundance. You'll find names and labels that are the signatures of a lifestyle that applauds ambition and achievement. Which is why it should come as no surprise that so many of the world's most esteemed restaurants, boutiques, and personalities await your discovery around every corner.







Whether you bike, walk, drive or take public transit, there are countless ways to explore the city and get where you need to be.

Calgary is home to the most extensive outdoor pathway and dedicated bike path network in North America. Over 1,000 kilometers of paved multi-use pathways connect dozens of communities, parks and attractions. The city has an additional 290 kilometers of on-street bikeways, including dedicated downtown bike lanes.

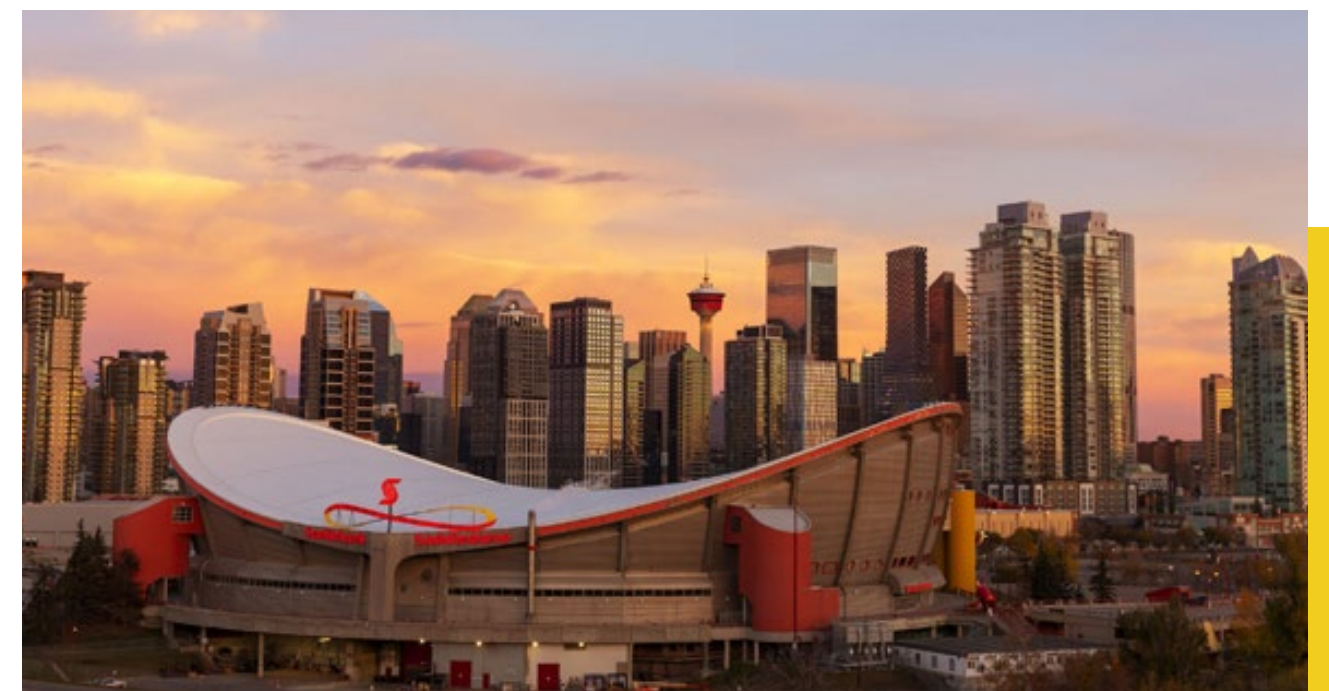
Take in a view of the stunning city skyline with a walk to Scotsman's Hill. Test out the paved pathways with a quick bike ride to Prince's Island Park, where you can traverse the island and admire inner-city wildlife including Canadian geese and mallard ducks.

Eager to explore more of downtown? Cycle one of the many bike lanes or cycle tracks that provide a physical barrier from cars and sidewalks. Kick your adventure into high gear and experience Calgary on one of the countless bike paths that wind through desirable city highlights, stunning parks and nature reserves.

Grab a coffee at one of the many trendy cafés. Meet a friend for wine and appetizers on the patio of one of the countless culinary hot spots. Take the family for ice cream after a bike ride around the neighbourhood or shop for the latest fashions. No matter what you're looking for in the city, you'll be sure to find it just steps away from your front door.

Whatever your fitness passion, you'll find fantastic options around 10th Ave, including boxing, cycling, yoga classes, Crossfit and more.

Looking for something to do with the kids? Feed the fish at the Devonian Gardens, visit the discovery room at the Glenbow Museum, take a free train ride on the LRT to the Calgary Science Centre and Shaw Millennium Skate Park or discover the Riverfront Aquarium—the possibilities are endless!





### MORNING BREW

- 1. Analog Coffee
- 2. Philosafy Coffee
- 3. Starbucks

### COCKTAIL HOUR

- 4. Lulu Bar
- 5. National on 17th
- 6. Porch

### WINE & DINE

- 7. Comery Block
- 8. Lonely Mouth
- 9. Model Milk
- 10. Ten Foot Henry

### SWEET TREATS

- 11. Beebop Doughnut Shop
- 12. D-Spot
- 13. Made By Marcus

### RETAIL THERAPY

- 14. CORE Shopping Center
- 15. Roche Bobois
- 16. Stuff

### SWEAT IT OUT

- 17. Rhythm Ride
- 18. Rumble Boxing Studio
- 19. Yoga Santosha

### SIGHTS TO SEE

- 20. Calgary Tower
- 21. Devonian Gardens
- 22. Glenbow Museum
- 23. Scotiabank Saddledome
- 24. Scotsman's Hill
- 25. Stampede Park
- 26. Stephen Avenue

### NATURE WALK

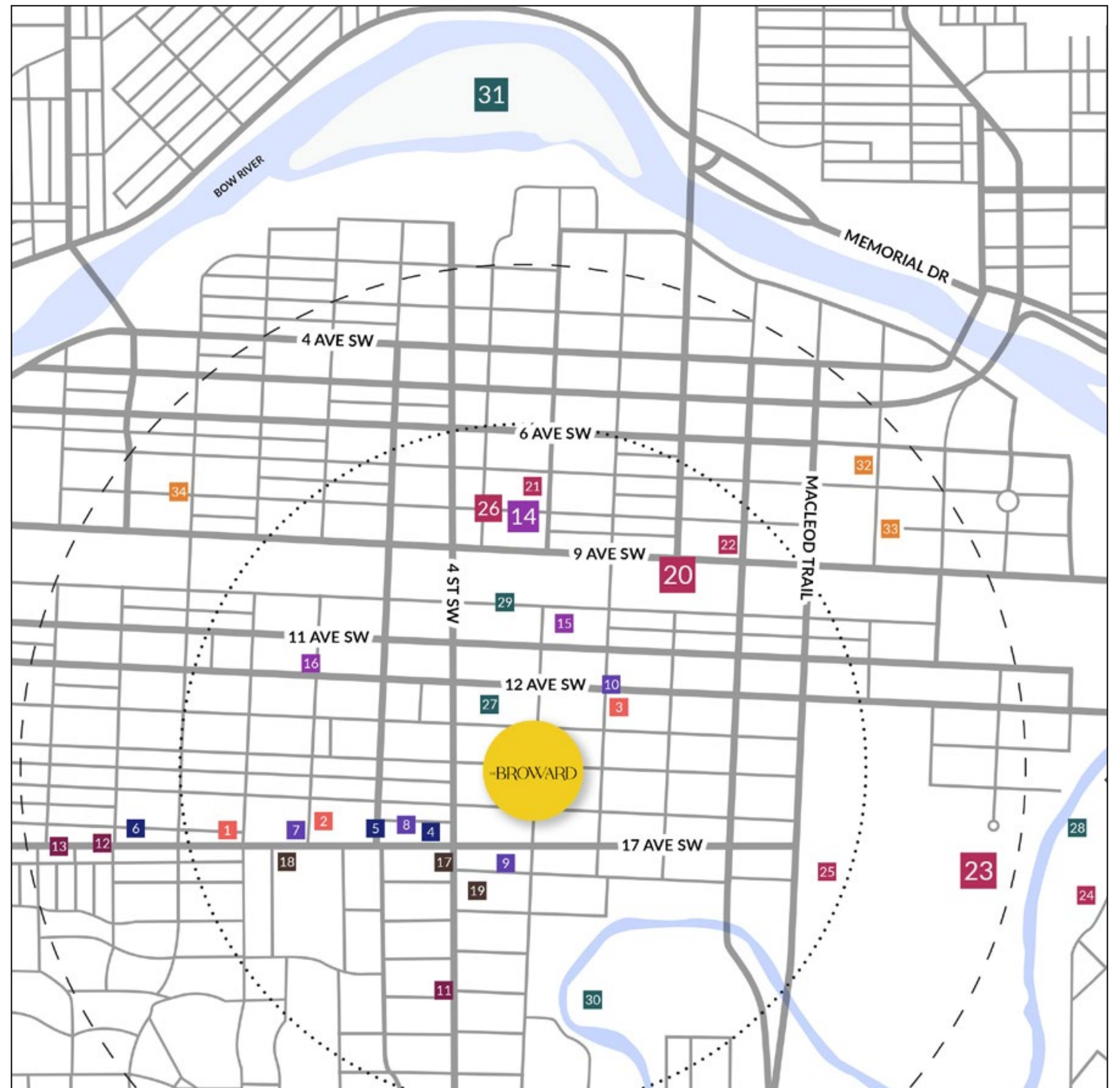
- 27. Central Memorial Park
- 28. ENMAX Park
- 29. High Park
- 30. Lindsay Park
- 31. Prince's Island Park

### STUDY SESSION

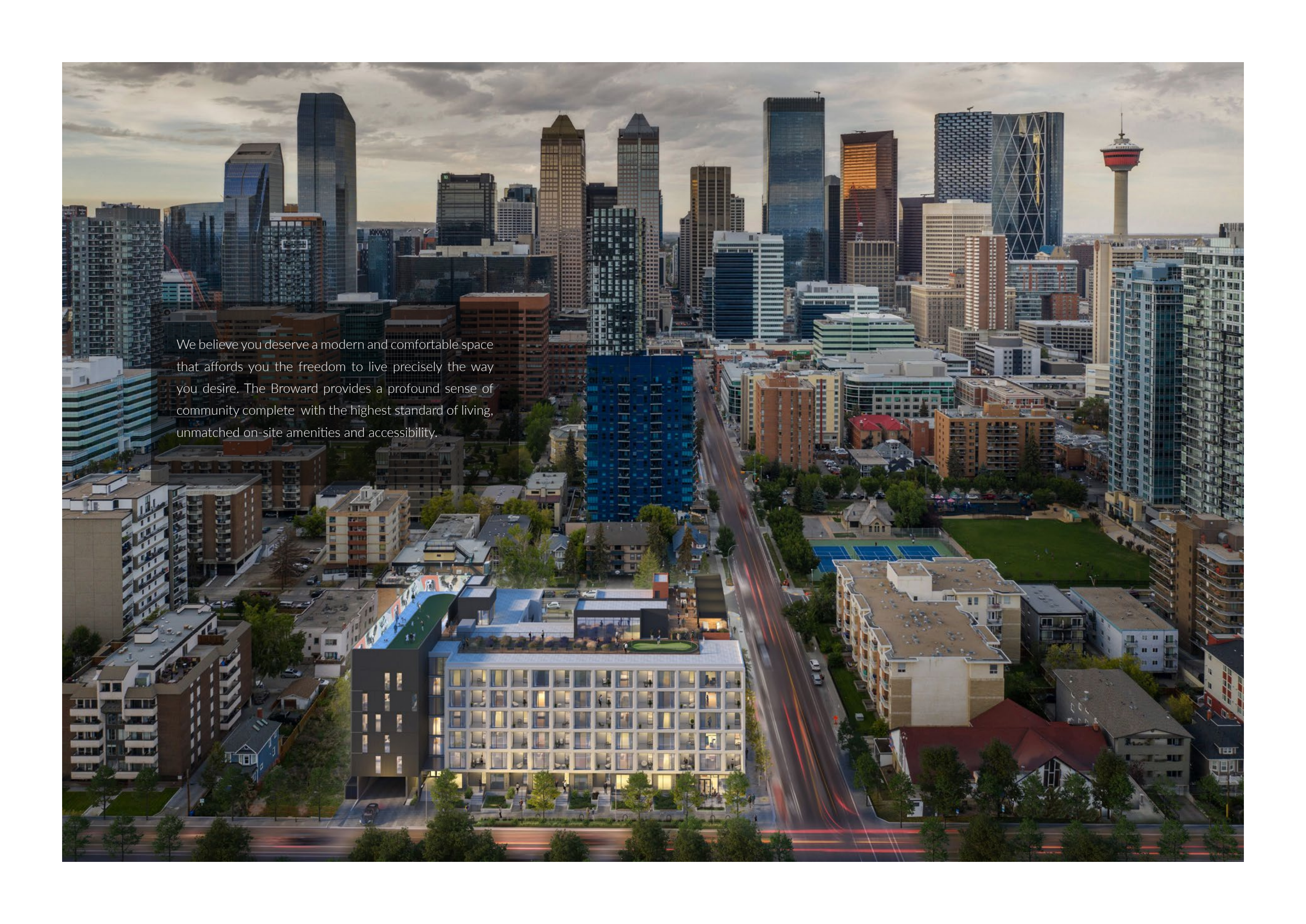
- 32. Bow Valley College
- 33. Central Library
- 34. U. of C. Downtown Campus

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20 MIN WALK/5MIN DRIVE

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10 MIN WALK/2MIN DRIVE





An aerial photograph of a city skyline at dusk. In the foreground, a modern, multi-story building with a white facade and large windows is illuminated from within. To its right, a road with light trails from traffic leads towards the city center. The background is filled with various high-rise buildings, including a prominent blue glass skyscraper and the CN Tower on the right. The sky is a mix of orange, yellow, and grey clouds.

We believe you deserve a modern and comfortable space that affords you the freedom to live precisely the way you desire. The Broward provides a profound sense of community complete with the highest standard of living, unmatched on-site amenities and accessibility.





6

STOREYS

155

UNITS

±452-1,133

SQ.FT. SUITES

10

ON-SITE AMENITIES

\$450,000

STARTING PRICES

2027

OCCUPANCY











# THE STYL E

Whether it's fitness, food or fashion that peaks your interest, you'll be sure to find exactly what you're looking for just steps from The Broward, in the heart of downtown.





# TRULY CONNECTED LIVING



With an ever-changing skyline, beautiful displays of public art, and two gorgeous rivers running through, there is plenty to discover in Downtown Calgary. You'll find so many activities and new places to explore, you'll be guaranteed to leave craving more.

Catch the famous Calgary Stampede each July, just a few blocks from your door. Explore the city's pioneer-era Heritage Park, or visit one of the city's most popular family attractions and Canada's largest, most visited zoological park: the Calgary Zoo. Experience 360 views of the entire city from atop the Calgary Tower, or go for a ride on the pedal pub to take in downtown sights while enjoying a drink. Visit the Studio Bell, home of the National Music Centre which houses a number of music-inspired attractions including the Canadian Music Hall of Fame.

After spending a day out in the city, refuel at some of Calgary's most recognized restaurants in Canada: Bar Von Der Fels, Shokunin, Bridgette Bar, Ten Foot Henry, Pigeonhole, Rouge & more!





## LULU BAR

510 17TH AVENUE S.W.

Lulu Bar is an escape from the ordinary. Calgary's best pacific-inspired menu and creative cocktail offerings.

5 min walk | 1 min drive



## ANALOG COFFEE

740 17TH AVENUE S.W.

At Analog, we're always in search of the finest coffees and brewing equipment for our customers and community.

11 min walk | 3 min drive



## MODEL MILK

308 17TH AVENUE S.W.

We created a restaurant where you can experience food that is both classic and original, both innovative and comforting.

5 min walk | 2 min drive



## LONELY MOUTH

528 17TH AVENUE S.W.

Japanese inspired bar serving an eclectic variety of cuisines and beverages. When you're not hungry, but you eat because your mouth is lonely.

6 min walk | 1 min drive



## NATIONAL ON 17TH

550 17TH AVENUE S.W.

National is a true destination for fun with friends, best-in-class craft beer, handcrafted cocktails and a thoughtfully curated food menu.

6 min walk | 2 min drive



## PORCH

1209 1ST STREET S.W.

Porch provides a spacious yet intimate atmosphere for endless celebration throughout the day and into the night.

11 min walk | 3 min drive



## COMERY BLOCK

510 17TH AVENUE S.W.

Comery Block Barbecue is a West-Tennessee inspired BBQ and Bourbon joint on 17th Avenue.

9 min walk | 2 min drive



## TEN FOOT HENRY

1209 1ST STREET S.W.

Ten Foot Henry is an all-day-restaurant that offers a fresh vegetable-anchored menu and fun, family style dining.

5 minute walk | 2 minute drive





An exciting collection of attractions that will spark your imagination or get your heart racing reside within Calgary.

Whether you're adventuring the wild side of the city at the Calgary Zoo, or soaring high in the sky taking in breathtaking views from atop the Calgary Tower, our city has a unique and thrilling assortment of experiences just steps from your front door.

## STAMPEDE PARK

650 25TH AVENUE S.E.

Home to many notable venues including BMO Centre, Scotiabank Saddledome, and the "Greatest Outdoor Show on Earth", the Calgary Stampede.

14 min walk | 7 min drive

## GLENBOW MUSEUM

190 9TH AVENUE S.E.

An exceptional collection of art and historical objects that explore historical and contemporary art, fashion, design and innovation from around the world.

12 min transit | 5 min drive



## DEVONIAN GARDENS

333 7TH AVENUE S.W.

An urban oasis in the heart of Calgary that offers one hectare of botanical gardens including over 500 trees, 50 varieties of plants, a 900 sq. ft. living wall, fountains, fish ponds and a playground to climb and explore.

10 min transit | 6 min drive





## ROCHE BOBOIS

225 10TH AVENUE S.W.

French editor and international leader in high end furniture. Furniture and designer sofas, lighting, and decorative accessories.

7 min walk | 3 min drive



## CORE SHOPPING CENTRE

320 9TH AVENUE S.W.

The dominant shopping complex located in the downtown core, spanning 3 city blocks and containing approximately 160 retailers.

10 min transit | 6 min drive



## PURR

1227 9TH AVENUE S.E.

This unique clothing and accessories store carries a mix of casual street wear and beautiful designer pieces.

20 min transit | 8 min drive



## SALVEDGE BOUTIQUE

1013 17TH AVENUE S.W.

Whether you're starting from scratch or reinventing yourself, our consignors are local fashionistas ready to pass on pre-loved trend-setting items.

15 min walk | 5 min drive



## CHINOOK MALL

740 17TH AVENUE S.W.

The largest shopping mall in Calgary, home to more than 250 retailers such as Nordstorm and Saks Fifth Avenue.

30 min transit | 10 min drive



## STUFF

709 11TH AVENUE S.W.

Established in 2016, Stuff is a men's lifestyle store carrying apparel, skincare, giftware, and home decor.

5 min walk | 1 min drive



## ROADRUNNER VINTAGE

1012 MACLEOD TRAIL S.E.

Dedicated to contributing to sustainable fashion, supporting small and local businesses and artists and keeping alive the spirit of vintage era culture.

14 minute walk | 4 minute drive



## THE REVENTE

239 10TH AVENUE S.E.

The Revente is ambitious and female-led within an ever-evolving marketplace. We offer the largest selection of authenticated, designer resale.

15 min walk | 4 min drive



## UNIVERSITY OF CALGARY

2500 UNIVERSITY DRIVE N.W.

University of Calgary has been ranked amongst the world's top universities and offers esteemed undergraduate, graduate and continuing education courses. The campus is home to over 250 programs, 33,00 students and boasts an impressive 94% graduate employment rate.

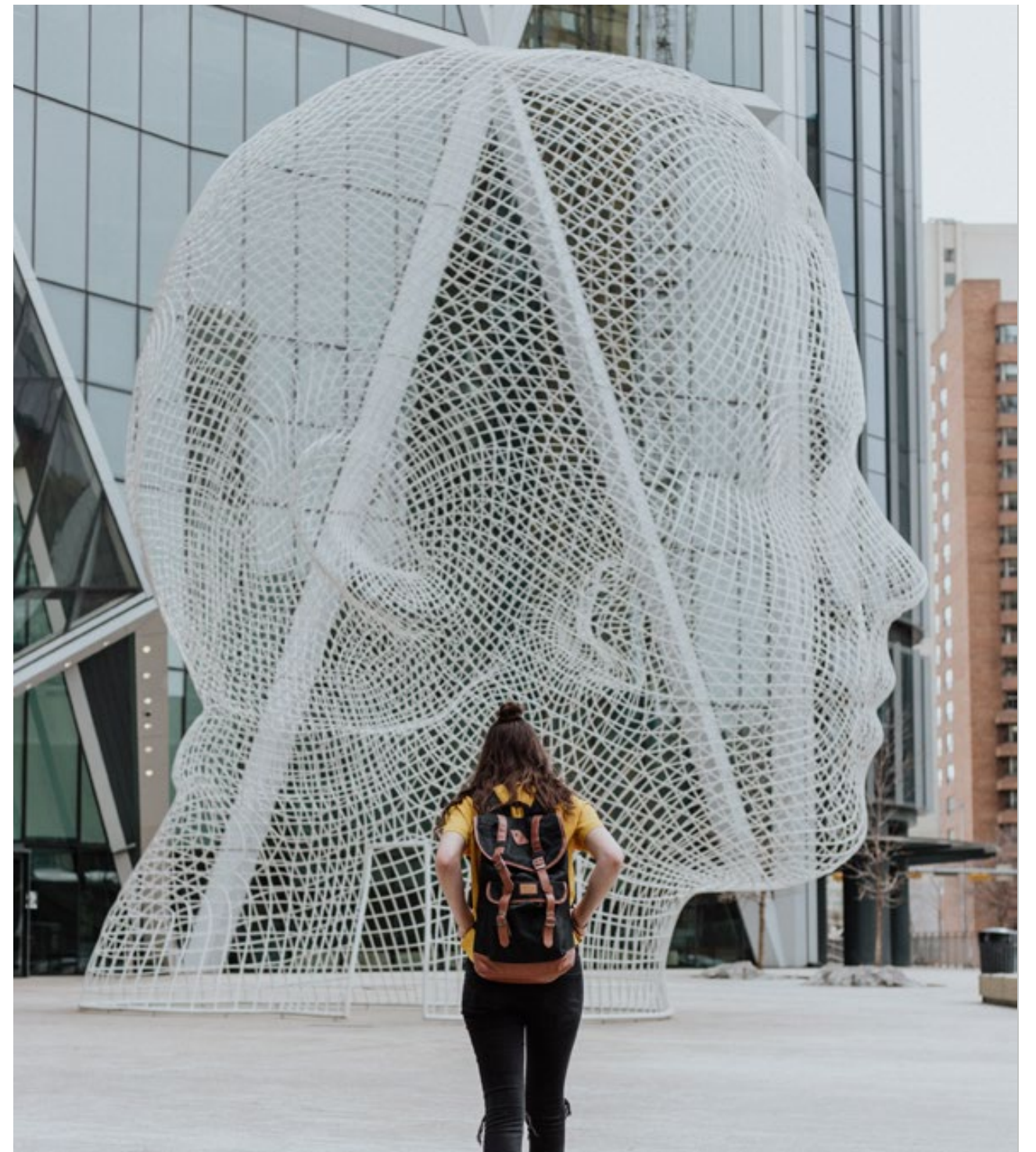
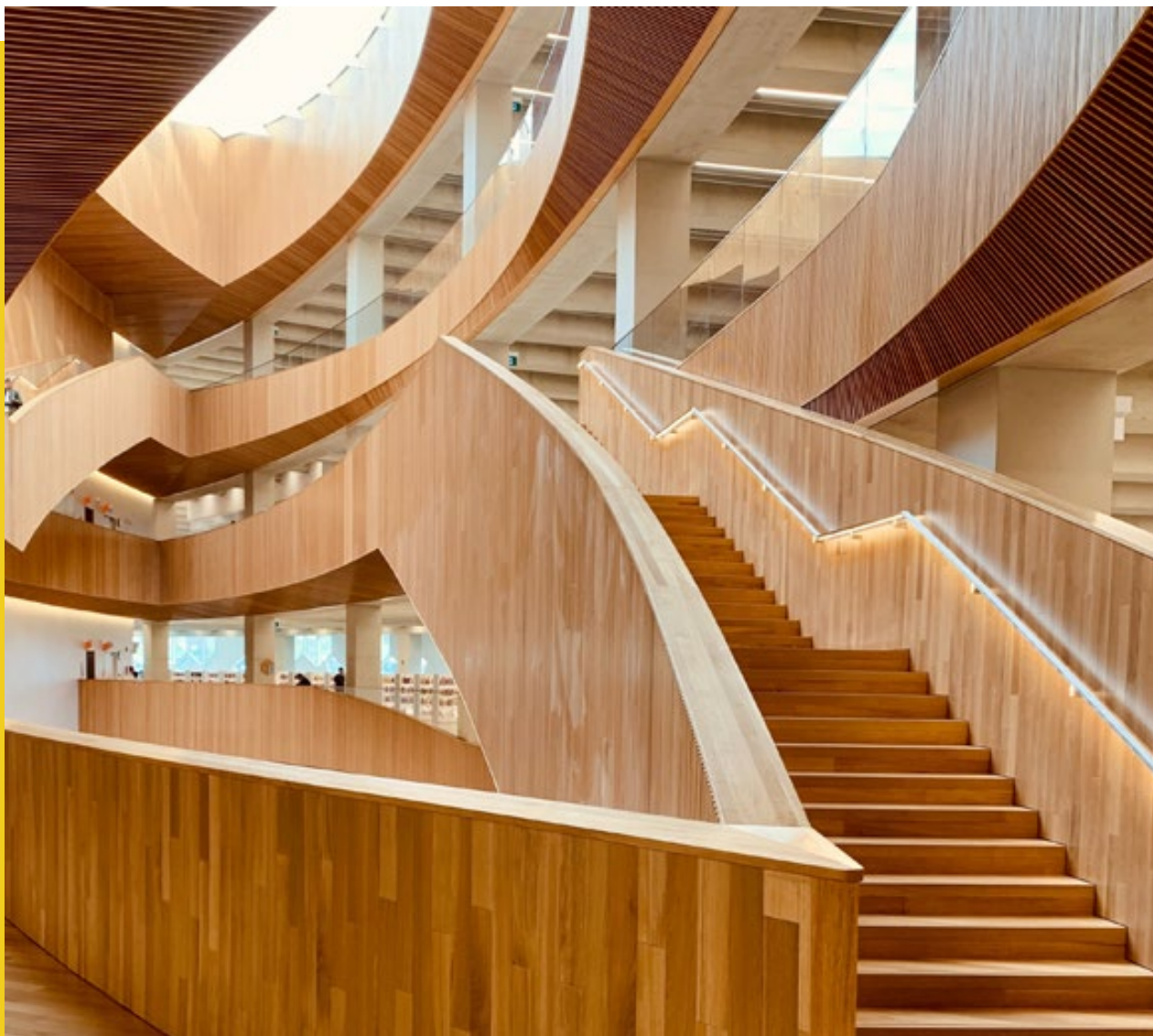
30 min transit | 14 min drive

## SAIT

1301 16TH AVENUE N.W.

Located northwest of Downtown Calgary, Southern Alberta Institute of Technology exhibits a beautiful campus, with breathtaking views of the city and the world-famous Rocky Mountains. SAIT hosts nearly 15,000 students across multiple campuses, and offers more than 110 career programs in technology, trades and business. SAIT students can look forward to a 91% employment rate following graduation.

22 min transit | 11 min drive



## MOUNT ROYAL UNIVERSITY

4825 MT ROYAL GATE S.W.

Mount Royal University holds a student population of just under 15,000 and offers 12 degrees and 36 majors in sought after areas of study such as nursing, finance and computer science.

35 min transit | 15 min drive

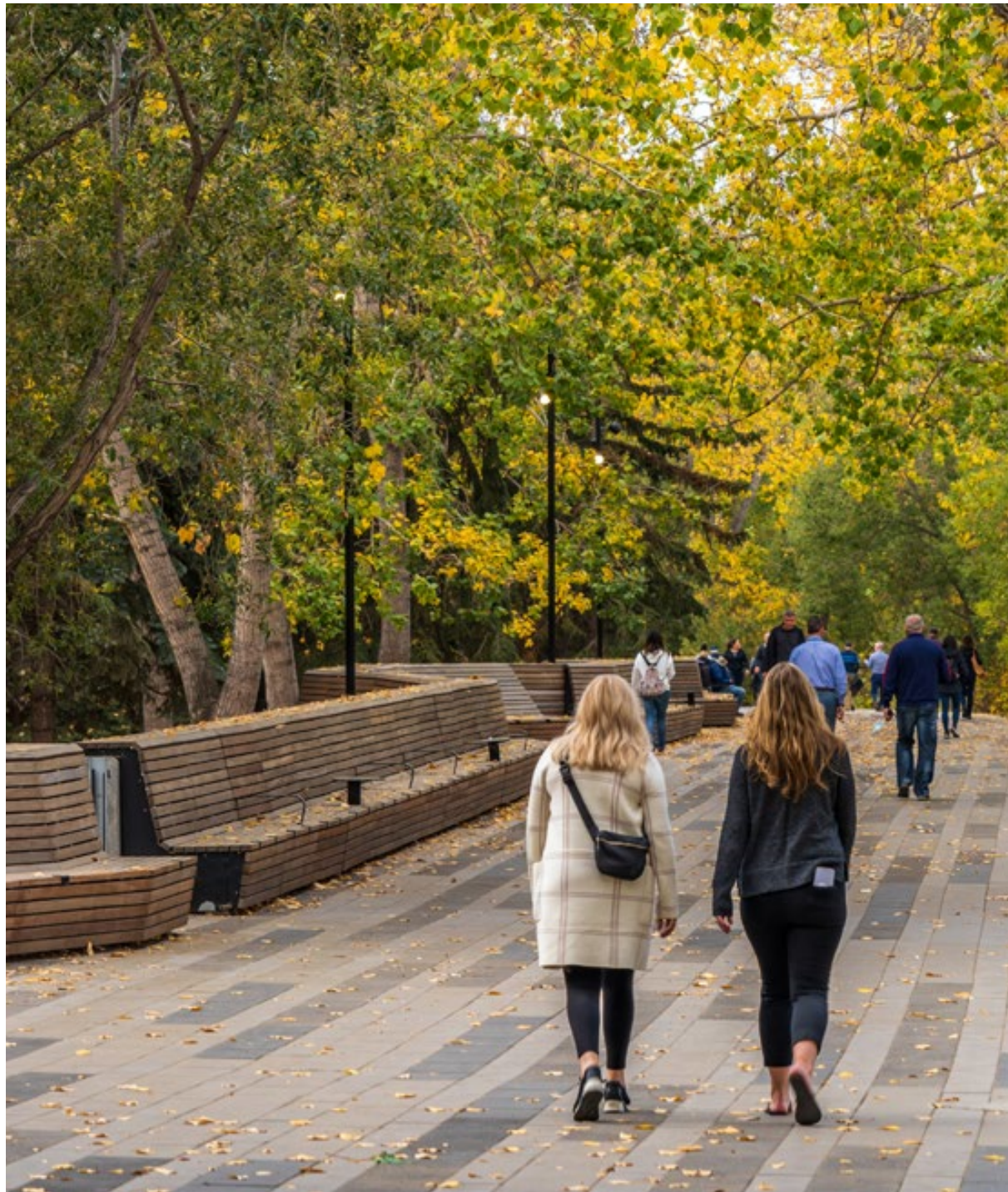
## BOW VALLEY COLLEGE

345 6TH AVENUE S.E.

Bow Valley College Main Campus is ideally located in the heart of Downtown Calgary, a young, vibrant metropolitan centre. The college offers diplomas, certificates and continuing education courses.

30 min transit | 12 min drive





Calgary offers all the energy of a large metropolitan city with the warm and welcoming spirit of a connected community. Among vibrant and diverse neighbourhoods you'll find beautiful parks and well-maintained trails perfect for biking, running or walking alongside the Bow River. Closest to The Broward is The Great Trail by Trans Canada Trail— your gateway to the incredible network of dedicated pedestrian pathways that weave a web of connectivity throughout the great city of Calgary.



## HIGH PARK

340 10TH AVENUE S.W.

High Park is a new rooftop public park and event space in the Beltline, serving as an exciting destination for residents and visitors to the city.

8 min walk | 3 min drive



## PEARCE ESTATE PARK

1440 17A STREET S.E.

Pearce Estate Park lies in a curve of the Bow River as it flows through the southeast part of Calgary and contains a 15 hectare reconstructed wetland.

30 min transit | 10 min drive



## ENMAX PARK

ELBOW RIVER & MACDONALD AVENUE S.E.

A 16-acre green space along the Elbow River, linked to Calgary's 900-kilometre pathway system and the 23,000-kilometre Trans Canada Trail.

20 min walk | 8 min drive



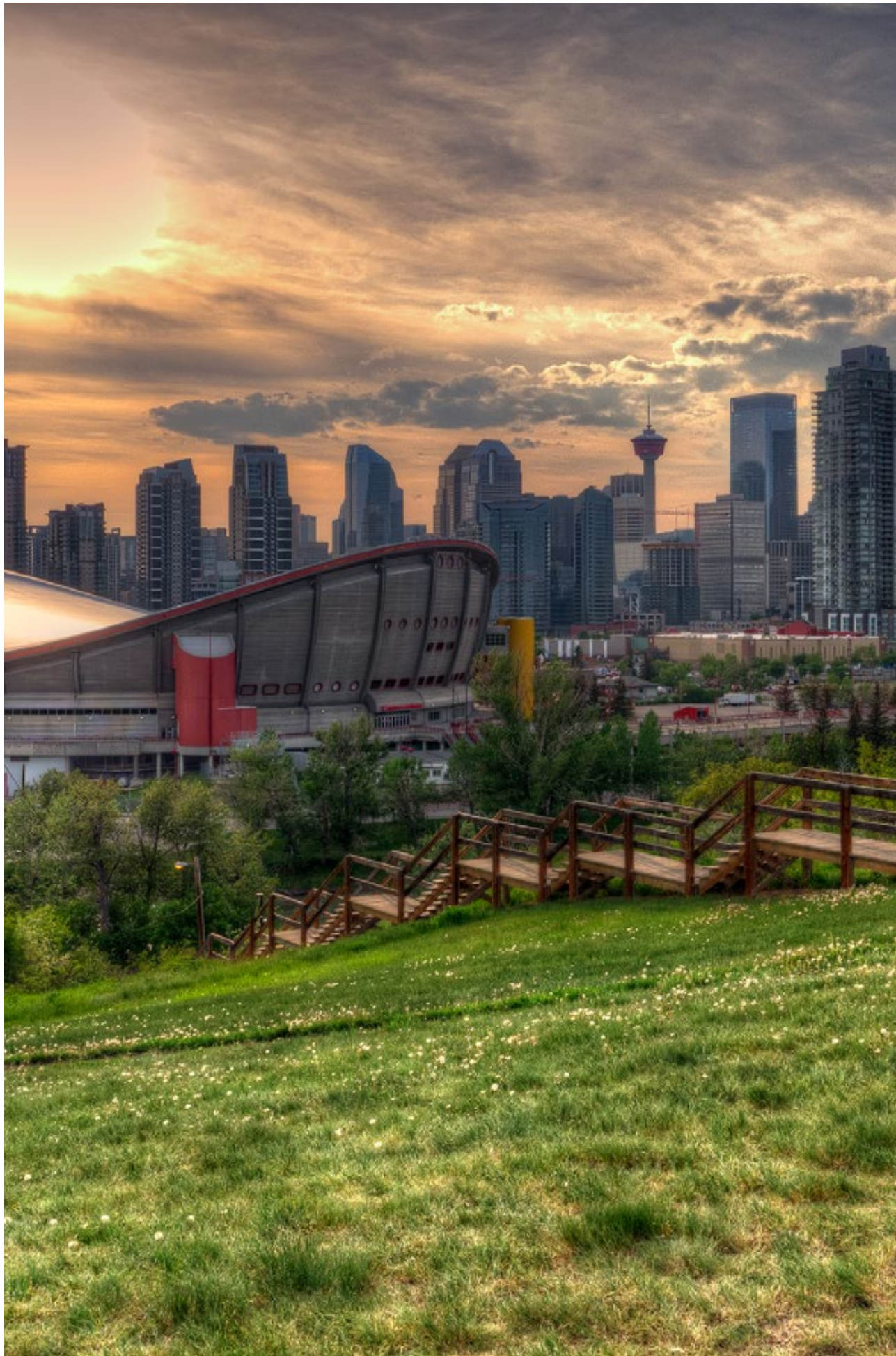
## PRINCE'S ISLAND PARK

698 EAU CLAIRE AVENUE S.W.

Prince's Island Park is an urban oasis with over 20 hectares of green space linked by three bridges to Eau Claire, downtown and Memorial Drive.

13 min transit | 7 min drive

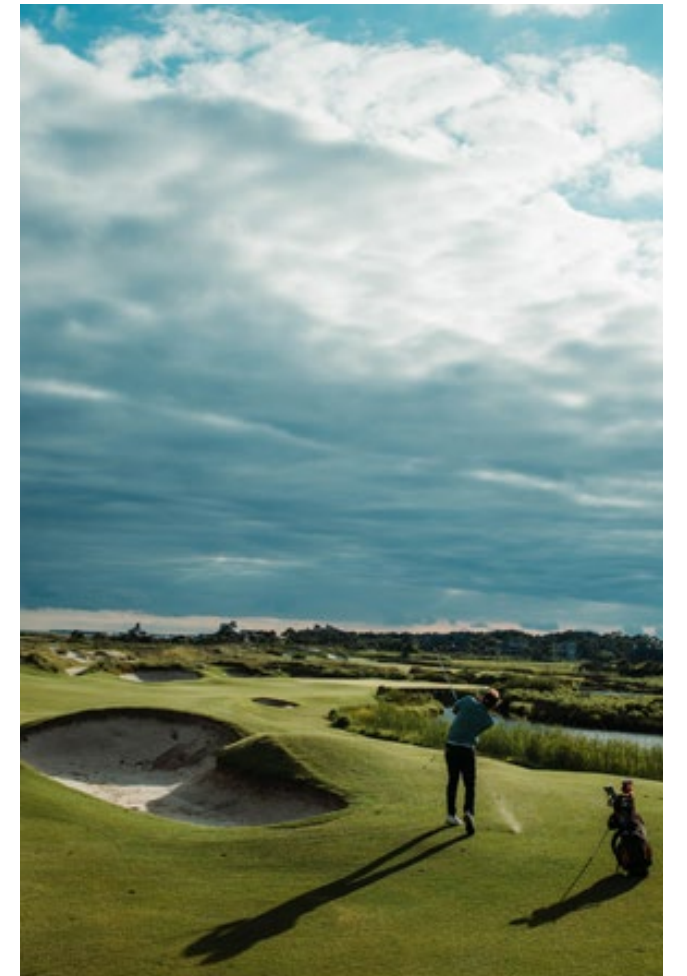




World class golf courses that appeal to all skill levels can easily be found in and around Calgary. The city is home to a dynamic range of greens, from competitive PGA style courses to public par 3 fairways.

Best of all, Calgary's golf season starts early in the year, with long days of sunshine allowing you to enjoy a quick nine holes or a full round at the top golf links in the city.

The sport doesn't stop at local inner-city courses. Be sure to check out mountain view courses just west of the city, indoor driving ranges and state-of-the-art virtual golf experiences.



## CALGARY GOLF & COUNTRY CLUB

1600 32ND AVENUE N.E.

Ranked third best course in the entirety of the province, this exclusive golf and country club features 18 holes laid out on a tight, 126-acre site encompassed by the Elbow River.

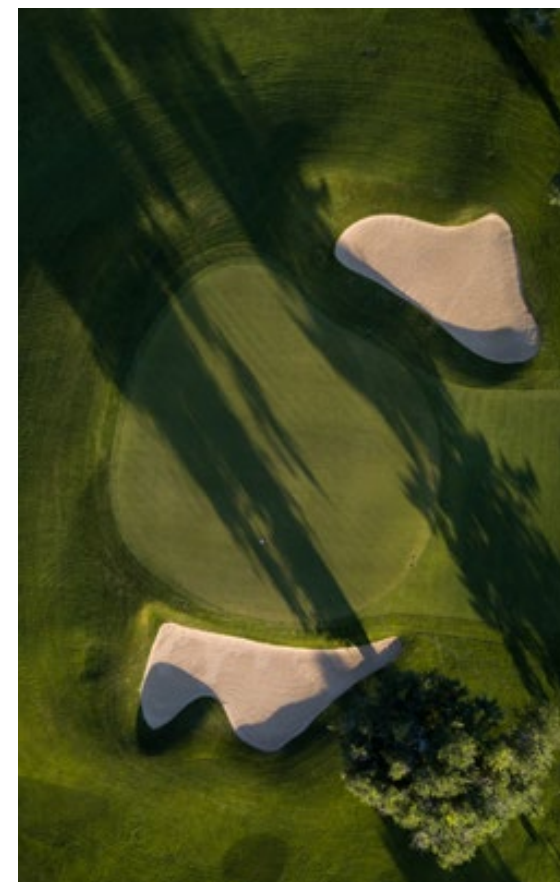
32 min transit | 11 min drive

## SHAGANAPPI POINT GOLF COURSE

1200 26TH STREET S.W.

Shaganappi Point boasts amazing views of Downtown Calgary on the back 9 overlooking the south bank of the Bow River. Just minutes from downtown, our two shorter length golf courses offer fun and challenging holes.

30 min transit | 12 min drive





# ESCAPE

Craving urban living but still a nature lover at heart? You'll never have to settle with the bustling city of Calgary located just outside the famous Canadian Rocky Mountain range. Spend your Saturdays roaming Canmore, Banff, Lake Louise, Jasper and more.



Catch scenic mountain views from right inside the city, or venture west for a weekend getaway, sunrise hike or summertime camping.

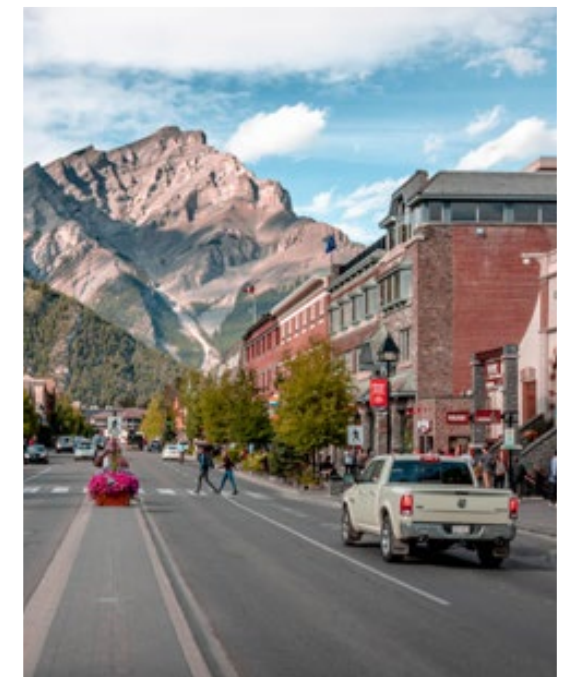
Live a road trip away from Canada's first national park and one of the most sought after tourist destinations in the world.

Enjoy luxurious mountain top dining at the Sky Bistro, nestled on the peak of Sulphur Mountain, or explore the breathtaking trails of the Upper and Lower Falls at Johnston Canyon.



Getting to the Rockies has never been easier with more than 5 shuttle and public bus services departing directly from Downtown Calgary.

Shop in the quaint mountain view towns of Canmore and Banff and indulge at the local cafes, pizza joints or old-time candy shoppes.





# AMENITIES

Live better® with unmatched on-site amenities. The Broward's vibrant rooftop terrace features community gardens, an Italian-inspired bocce court, a professional putting green and private rooftop dog park.





# 10 ON-SITE AMENITIES

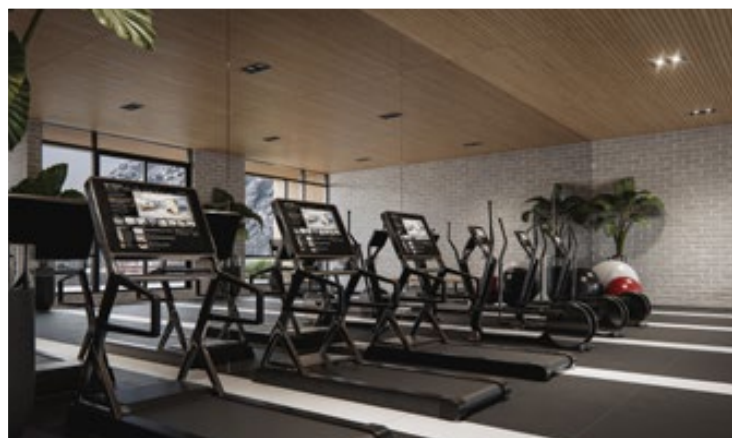


Bocce Court  
BBQ & Outdoor Seating  
Practice Putting Green  
Dog Run/Pet Area  
Billiards Room

Community Garden  
Owner's Lounge & Theatre Room  
Gym & Yoga Studio  
Bike Storage & Workshop  
Pet Spa & Wash Station



Enjoy a double shot of freshly ground espresso at The Broward's expansive ground floor coffee shop, or maximize your productivity in one of the modern on-site co-working spaces. Break a sweat at the fitness and spin studio, featuring peaceful yoga and meditation spaces.



The exclusive top floor Owner's Lounge is showcased by soaring 18-foot ceilings and private billiards area. Step out onto the sunny rooftop pergola and experience intimate entertaining, dining and bar areas.







## THE BUILDING

- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat control

## THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9 FT ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Brilliant lighting with custom made LED contemporary light fixtures and pot lights throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings

## THE KITCHENS

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary full height backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan

## THE BATHROOMS

- Polished quartz eased edge countertops
- TRUspace® integrated storage cabinetry
- TRUspace® vanity with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers





L.A. COLOUR PALETTE





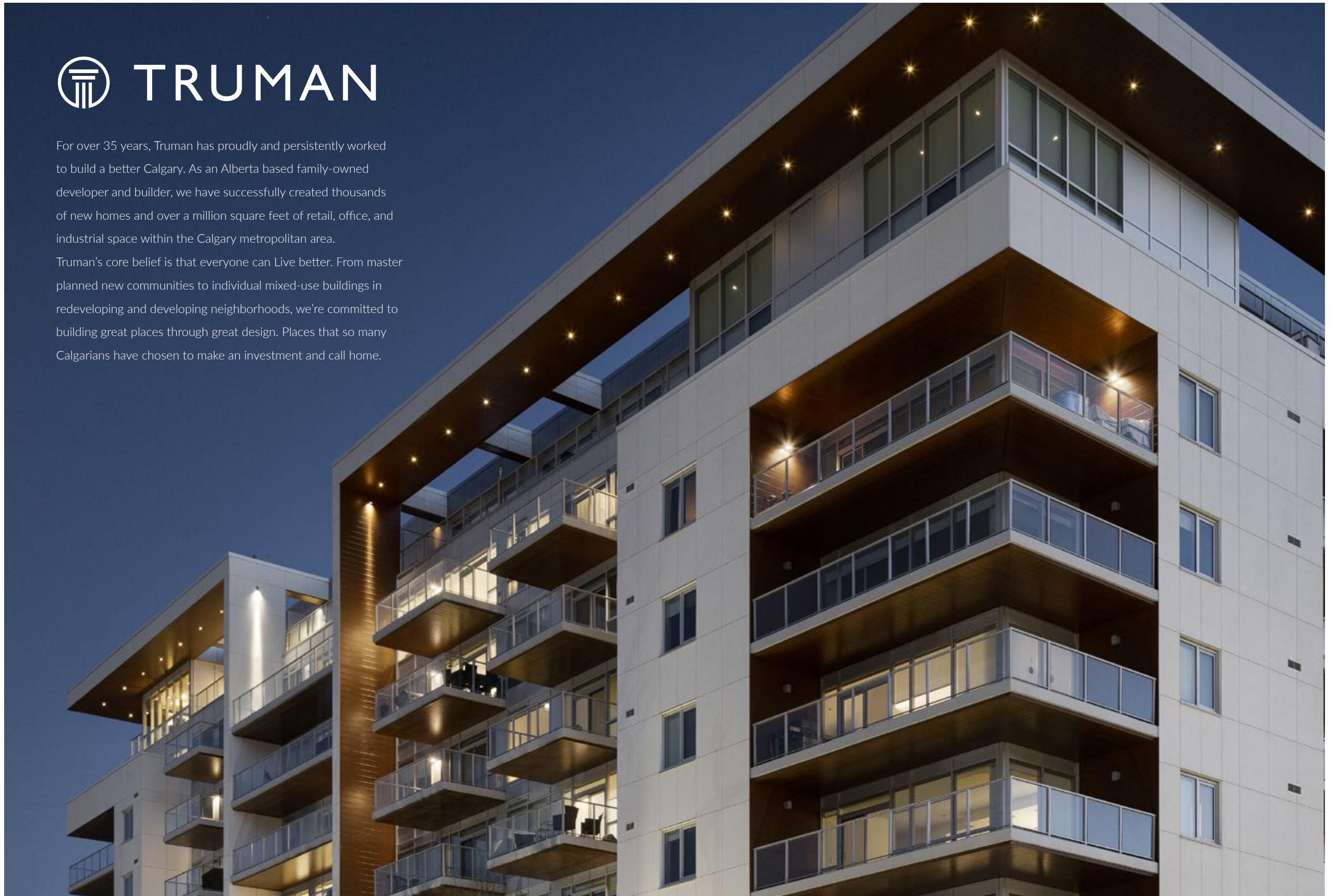
N.Y. COLOUR PALETTE





For over 35 years, Truman has proudly and persistently worked to build a better Calgary. As an Alberta based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's core belief is that everyone can Live better. From master planned new communities to individual mixed-use buildings in redeveloping and developing neighborhoods, we're committed to building great places through great design. Places that so many Calgarians have chosen to make an investment and call home.





Live better.® Live Truman.

THE BROWARD

 TRUMAN