



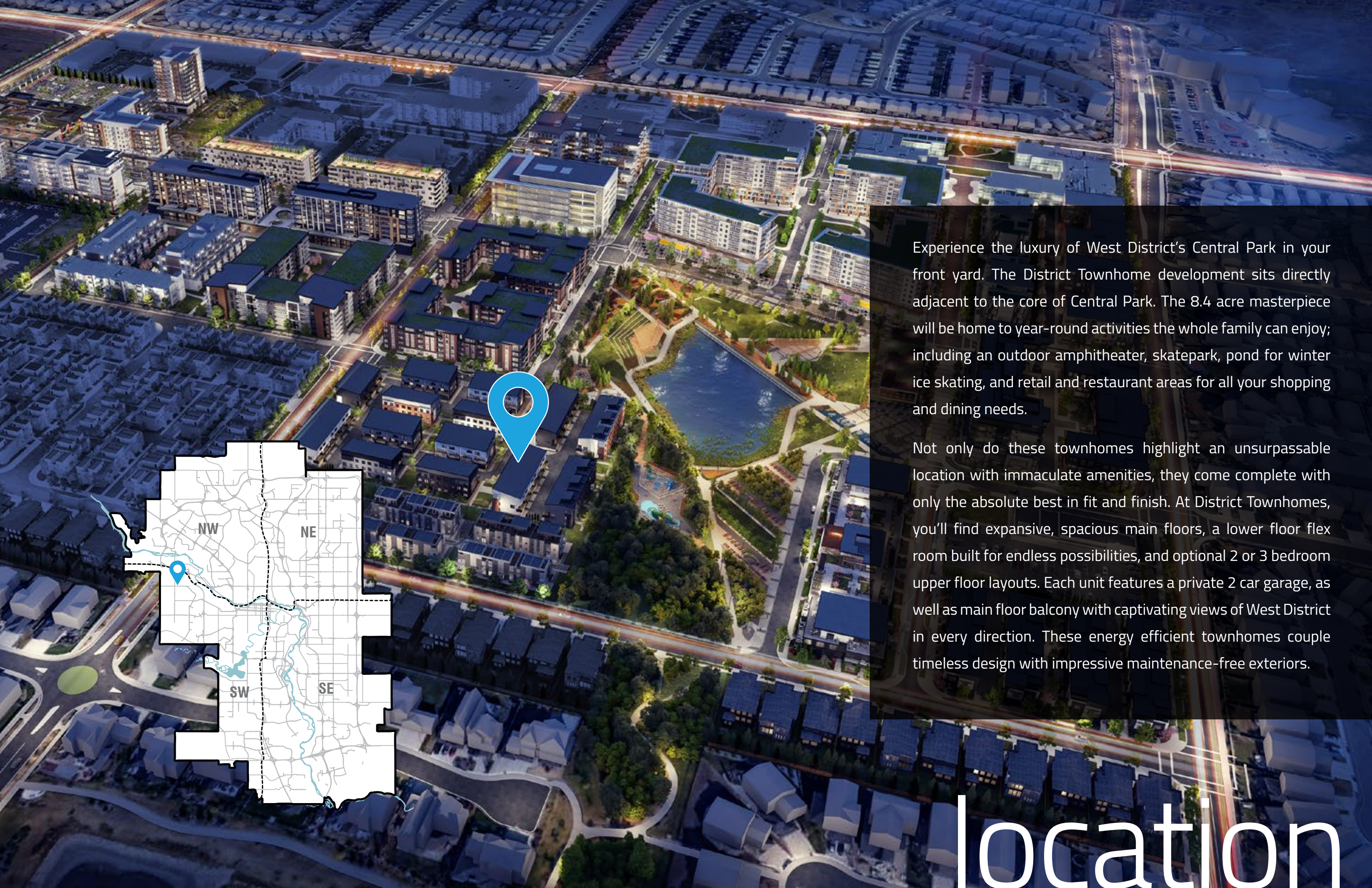


An aerial photograph of a modern townhome development. The buildings are arranged in a cluster, featuring a mix of white, grey, and brick facades. They have flat roofs and large windows. The development is surrounded by lush green trees and a paved road with a few cars. The overall atmosphere is serene and modern.

# DISTRICT TOWNHOMES

District Townhomes are perfectly situated in the heart of West District, Calgary's most sought after master-planned community. This pedestrian-centered development is surrounded by desirable shops, restaurants and schools, with magnificent mountain views just around the corner.





Experience the luxury of West District's Central Park in your front yard. The District Townhome development sits directly adjacent to the core of Central Park. The 8.4 acre masterpiece will be home to year-round activities the whole family can enjoy; including an outdoor amphitheater, skatepark, pond for winter ice skating, and retail and restaurant areas for all your shopping and dining needs.

Not only do these townhomes highlight an unsurpassable location with immaculate amenities, they come complete with only the absolute best in fit and finish. At District Townhomes, you'll find expansive, spacious main floors, a lower floor flex room built for endless possibilities, and optional 2 or 3 bedroom upper floor layouts. Each unit features a private 2 car garage, as well as main floor balcony with captivating views of West District in every direction. These energy efficient townhomes couple timeless design with impressive maintenance-free exteriors.

# location



# urban living, redefined



WEST DISTRICT

Live better® in Calgary's most dynamic master-planned community.

A truly great neighbourhood creates connections; between neighbours, the land and the community around it. Explore West District and you'll realize that's something we embrace wholeheartedly. We see beyond homes here. We envision the West District master planned community as a city-wide destination – immersed in nature with plenty of space to live, work, play, gather and connect with each other.





# COMPLETE CONVENIENCE

## Thriving Connectivity

West District's wide, open, pedestrian-friendly streets and pathways criss-cross the new district, connecting to the established family neighbourhoods around it. With area residents easily able to come and go from the park, outdoor gathering spaces and amazing shops and retailers, West District is a safe and welcome connection point for the entire neighbourhood – and visitors from all over the city. Cyclists have top priority too. It's easy to get to and from West District along cycling routes such as the bike lanes on Broadcast Ave.

## Vibrant Community

Grab a coffee at one of the many trendy cafés. Meet a friend wine and appetizers on the patio at one of the many 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, you'll find it, just steps away from your home in West District.

A gem right on Broadcast Avenue is Deville Coffee –unforgettable for the coffee, goodies and modern industrial decor filled with long time happy customers. Serving communities since 2008 across Alberta & BC, and locally owned by people who live in the communities they operate, it truly feels as if their cafe is steeped in connection. Another hidden gem in the area is The

Long Grass Studio & Workshop – a vibrant, independent art studio & workshop. Join them in the studio to design, create and build great puppets, build masks and sculptures and design your own fused glass. Located in Springbank, snuggled between Calgary and the soaring Rocky Mountains.

Not only does your community in West District provide a vibrant range of shops and services, it also offers over 1,000,000 square feet of open, airy professional offices, studios and flex space.

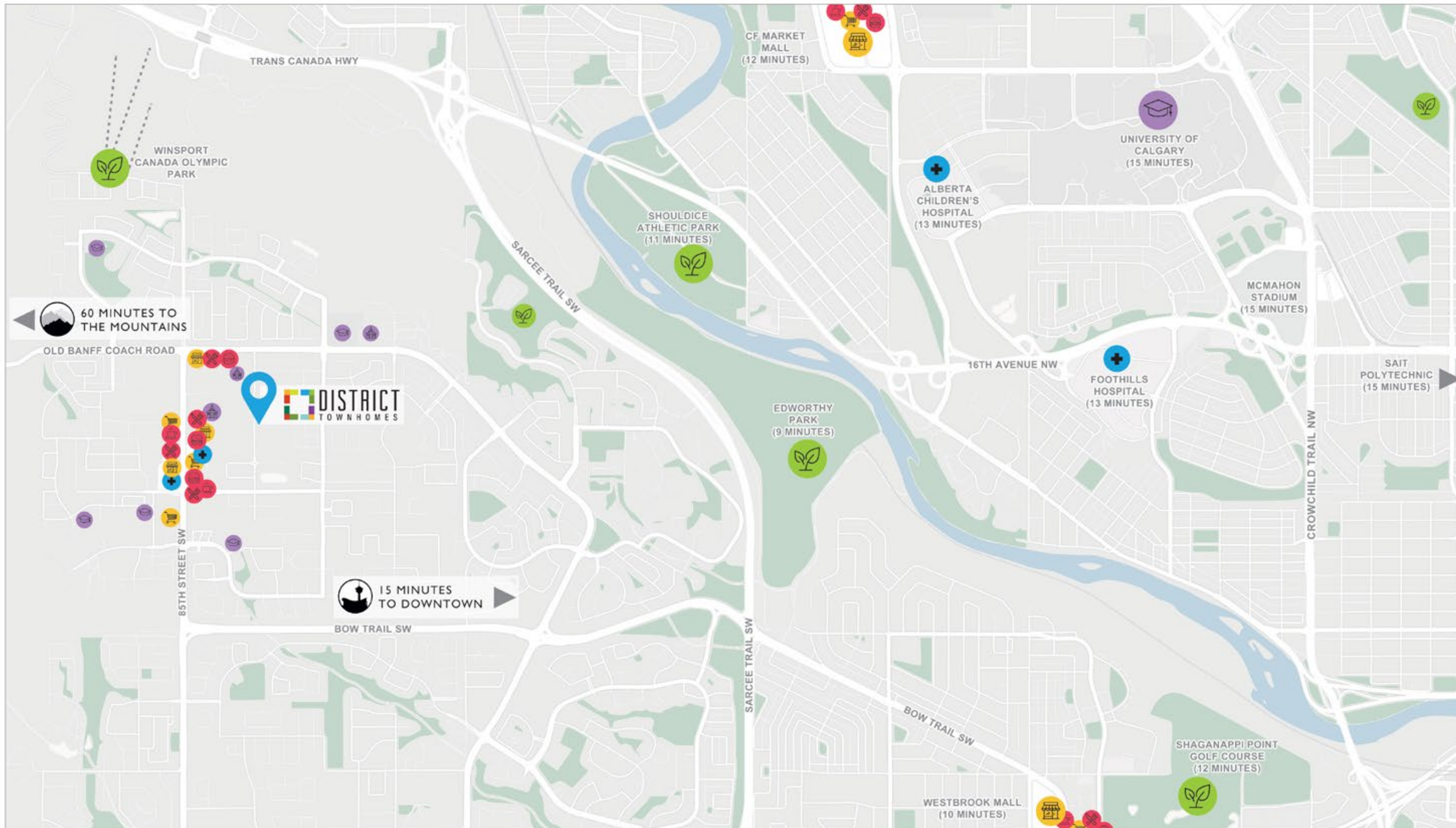
Whatever your fitness passion, you'll find fantastic options in the West District area from boxing, to cycle, yoga, crossfit classes and more.

## Getting Downtown

Even if you have a vehicle, public transit is the way to go when venturing downtown via the C-Train, as it is affordable and easy to use. Just follow Google Maps, hop on to the nearest C-Train station right in Aspen Woods – 69 Street Station. If walking is more your style, you can take in the scenery towards Edworthy Park, taking in a beautiful view of the city skyline and walking to the valley along the Bow River which includes the majestic Douglas Fir Trail and historical Lawrey Gardens.







DISTRICT TOWNHOMES



SHOPPING / GROCERY



RESTAURANT / CAFE / FAST FOOD



MEDICAL / DENTAL / PHARMACY



PARK / RECREATION



SCHOOL / CHURCH





lifestyle





## ERA STYLE LOFT

326 ASPEN GLEN LANDING

Era Style Loft is a Canadian based boutique, with a focus on style, quality and ethically sourced brands -bringing in unique, timeless pieces that fit into a modern woman's lifestyle.

## FRILLY LILLY

339 ASPEN GLEN LANDING

Each Frilly Lilly boutique carries a full range of product lines, jewellery pieces, accessories, home goods, and lifestyle items. Our services include waxing, facials, manicures, pedicures & more!

## WEST HILLS CENTRE

STEWART GREEN S.W.

WestHills Towne Centre offers dining, grocery, entertainment, fashion, family-friendly options and professional services.

## THE CORE

320 9<sup>TH</sup> AVENUE S.W.

The dominant shopping complex located in the downtown core, spanning 3 city blocks, contains approximately 160 retailers, an abundance of eateries, and Devonian Gardens.

## MARKET MALL

3625 SHAGANAPPI TRAIL N.W.

An all-in-one family friendly shopping centre with a mix of brand name retailers & restaurants, a children's play area, medical & dental services and a supermarket.

## CHINOOK MALL

6455 MACLEOD TRAIL

The largest shopping mall in Calgary, home to more than 250 retailers such as Nordstorm and Saks Fifth Avenue, with a large selection of restaurants and entertainment.







## UNA PIZZA + WINE

8529 BROADCAST AVE. S.W.

We find inspiration for our dishes from California to the south of Spain, Italy & France. Our pizzas are cooked on stone deck ovens which create the perfect, thin crust, artisan style pizza; crispy on the bottom and chewy in the middle. From our pizza dough to every sauce and (almost) every topping on your pizza; we make everything in house. We support local farmers, suppliers and businesses as much as possible.



## LA DIPERIE

8525 BROADCAST AVE. S.W.

La Diperie was established from a desire to create an original, high-quality, visually appealing and delicious product. Since its inception in Montreal in 2014, La Diperie has developed a unique and charming concept: a gathering place serving the most discerning palates. The founders achieved this through leadership, business acumen, passion and creativity. This award winning Montreal-based parlour is known for their wonderful selection of chocolate dips and toppings - with over 30 different Dips made with real chocolates!



## HANKKI

8505 BROADCAST AVE. S.W.

Hankki means 'one meal' in Korean. Our goal is to provide the most traditional and authentic Korean street foods to our Hankkiers. For your greatest meal of the day 'Have a bellyful Hankki.' Try it once, you won't be able to resist us. Once you taste it, you will fall in love with us.



## BREKKIE

20 WESTPARK LINK S.W.

Brekkie is that glorious break in the day that brings everyone together. Where 'food forward' meets 'fresh', served up with a smile. Settle in to our eclectic restaurant café and indulge in locally-sourced, seasonal fare to delight your taste buds. Whether you're sitting down to a leisurely meal, or browsing our latest take-home creation, we'll help you step up your morning.



## BOWNESS PARK

8900 48TH AVENUE N.W.

A four season 74 acre park where you can clear your mind, get some exercise & enjoy a variety of activities. A shallow lagoon runs along the park's southern edge, a favourite spot for paddle boating in the summer and ice skating in the winter.

## EDWORTHY PARK

5050 SPRUCE DR. S.W.

Filled with walking trails and picnic spots, Edworthy Park is a great place to enjoy the river. Take the 5.8 km Douglas Fir Trail to the lookout point for a grand panoramic view down the Bow River and into North Calgary.

## 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 offering picnic areas, playgrounds, outdoor skating rink, River Cafe, on-leash dog park, and is host to many festivals and events.

## GLENCOE COUNTRY CLUB

31002 ELBOW RIVER DRIVE

The Glencoe Golf & Country Club is one of the largest golf courses in Canada with 45-holes on three beautiful and challenging courses that leave a lasting impression on everyone who plays here.

## PINEBROOK COUNTRY CLUB

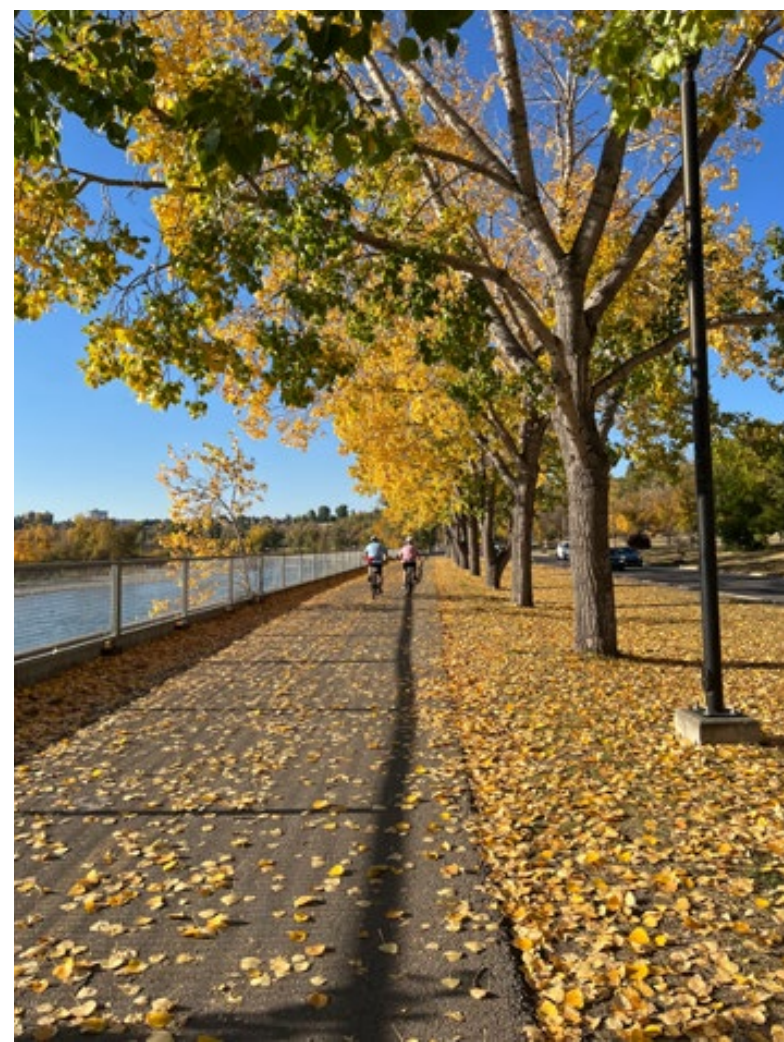
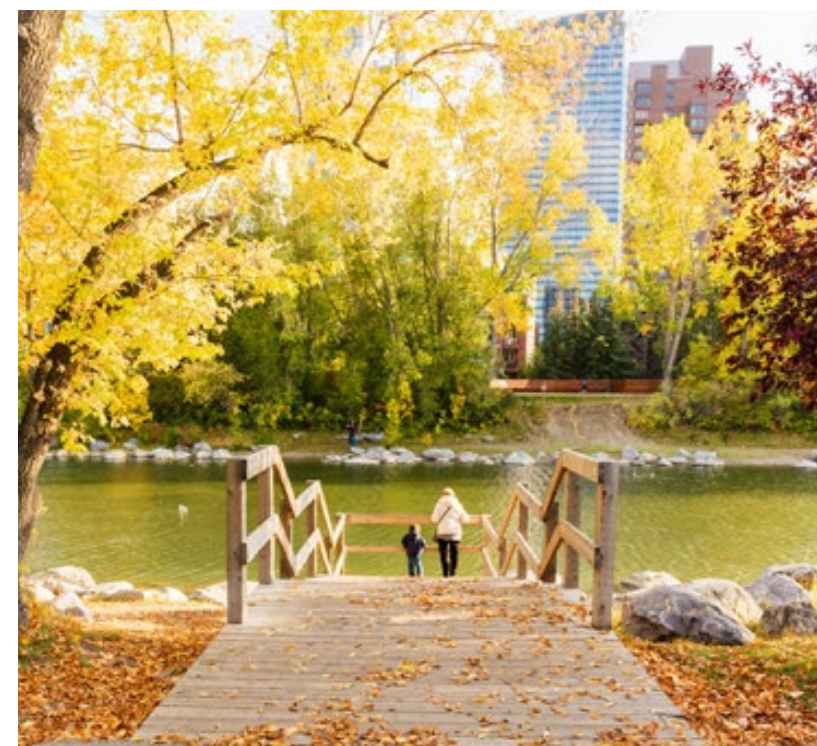
166 PINEBROOK WAY

Pinebrook offers an 18-hole golf course that has no equal to its views and playability. Measuring 6,856 yards, with 40 bunkers and a slope of 126, Pinebrook has a 71.9 rating.

## ELBOW SPRINGS

240086 LOTT CREEK DRIVE

Elbow Springs Golf Club is a semi-private golf club with three 9-hole courses embedded in the Elbow River Valley, with each course enhanced by the beautiful surrounding landscape that is ingrained in its characteristics.







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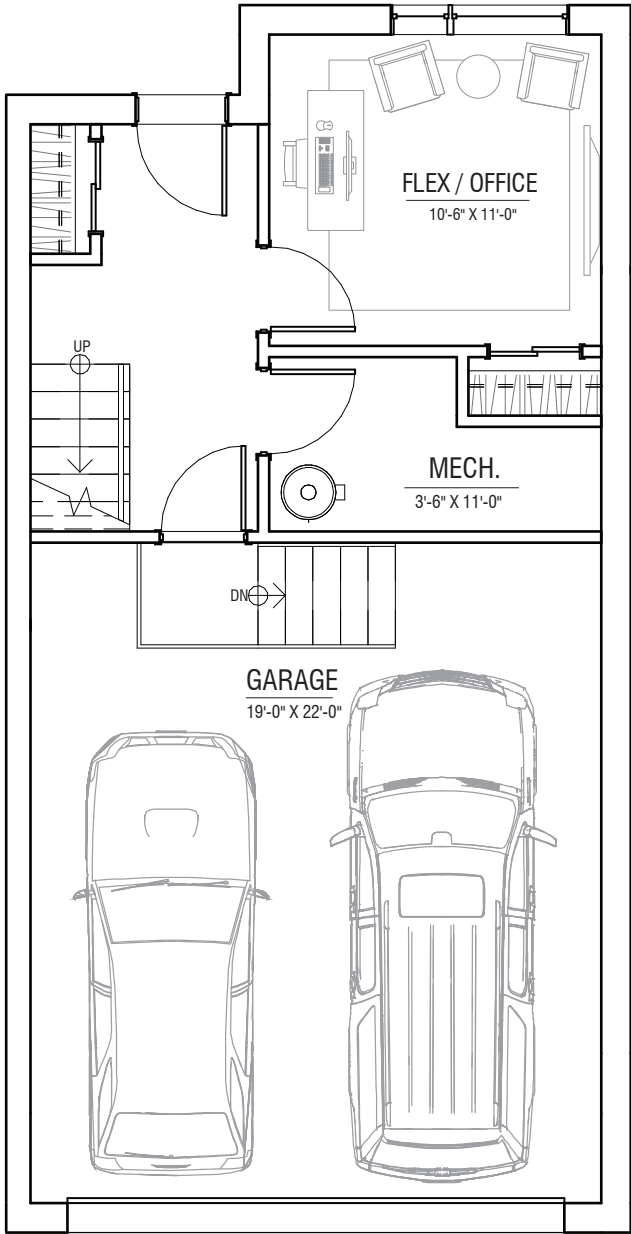
the homes



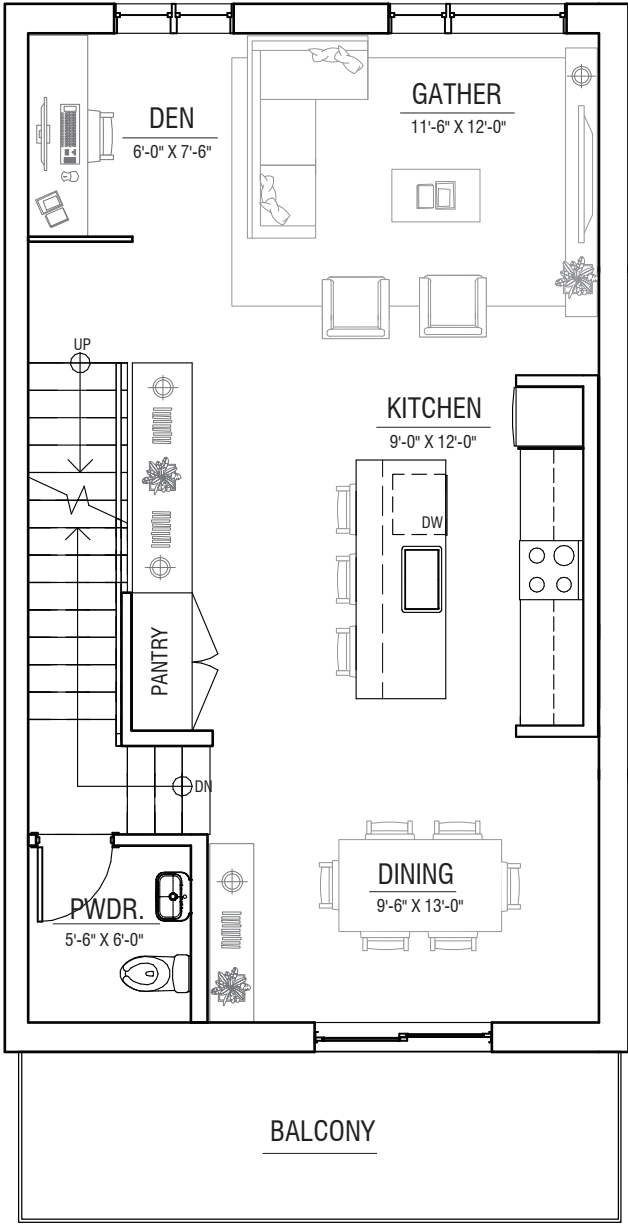
FLOOR PLAN THI



± 1,680 SQ. FT.



LOWER FLOOR  
± 280 SQ.FT.



MAIN FLOOR  
± 640 SQ.FT.

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. E. & O. E.

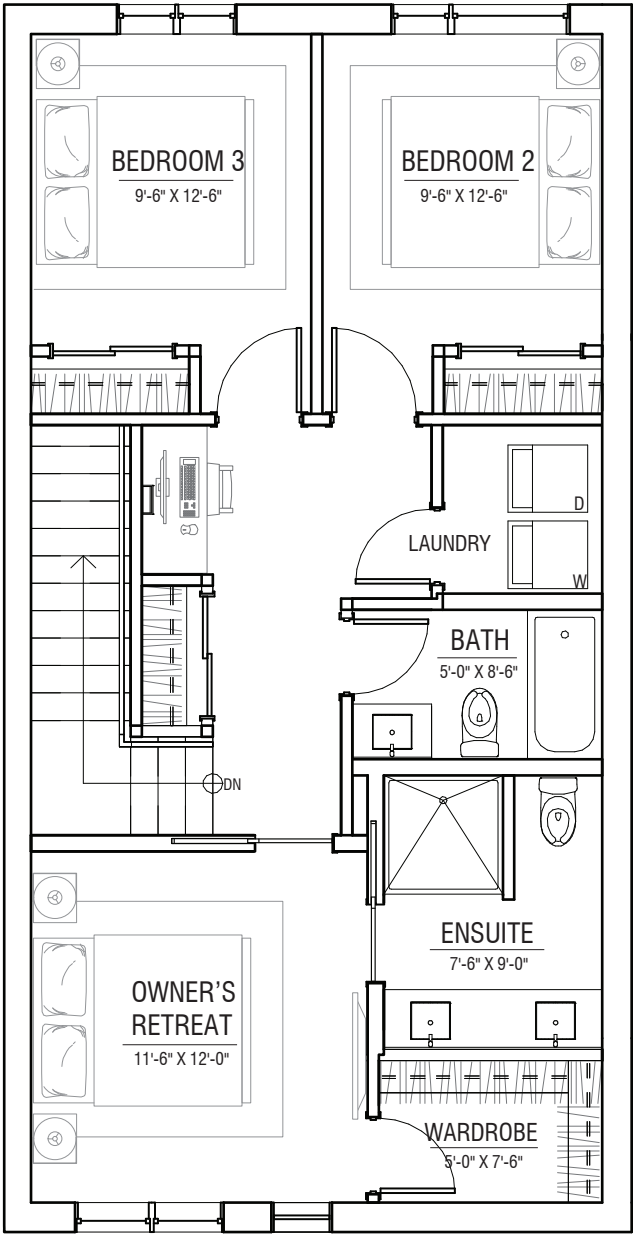




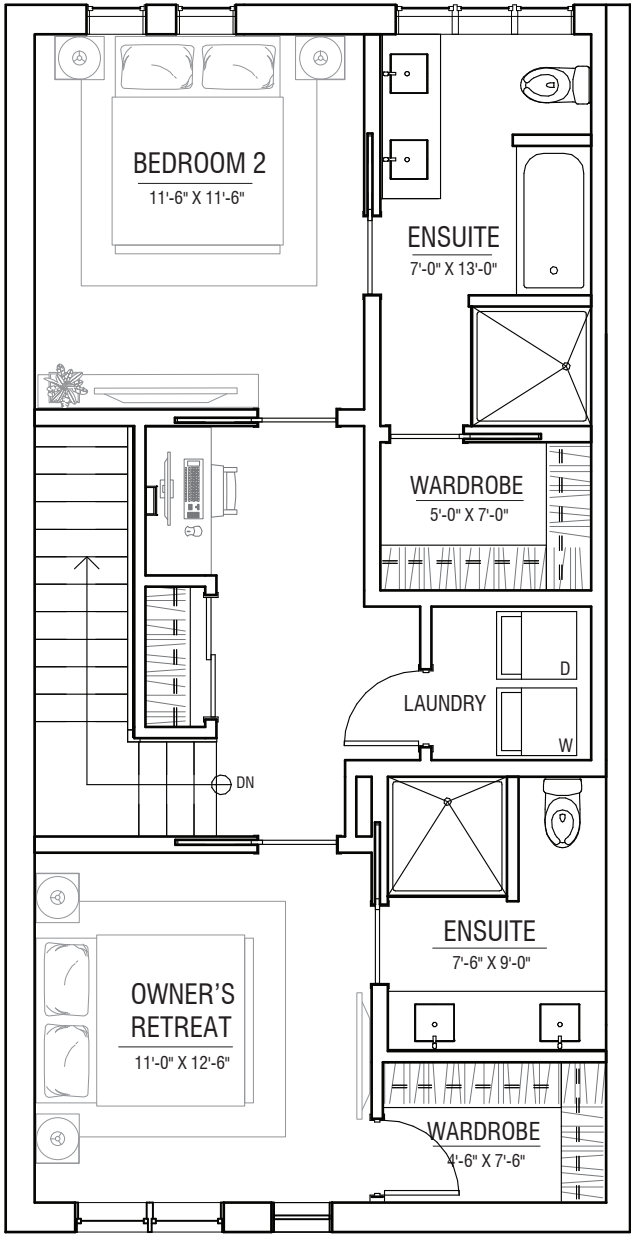
FLOOR PLAN **THI**



± 1,680 SQ. FT.



UPPER FLOOR **OPTION 1**  
± 760 SQ.FT.



UPPER FLOOR **OPTION 2**  
± 760 SQ.FT.

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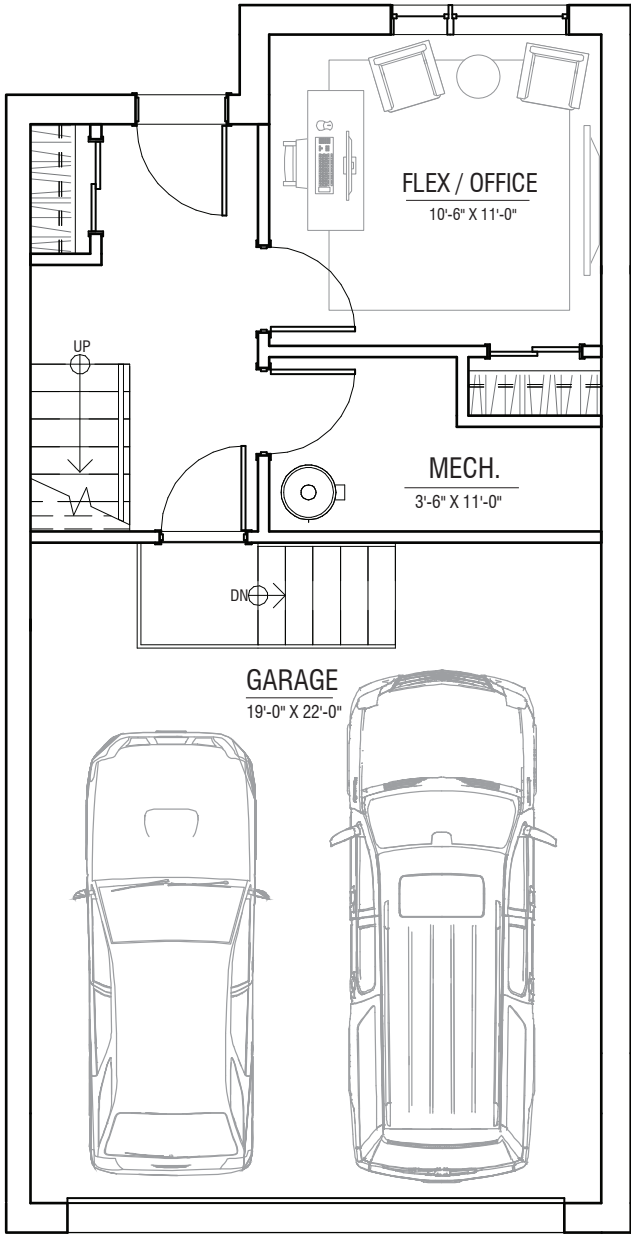




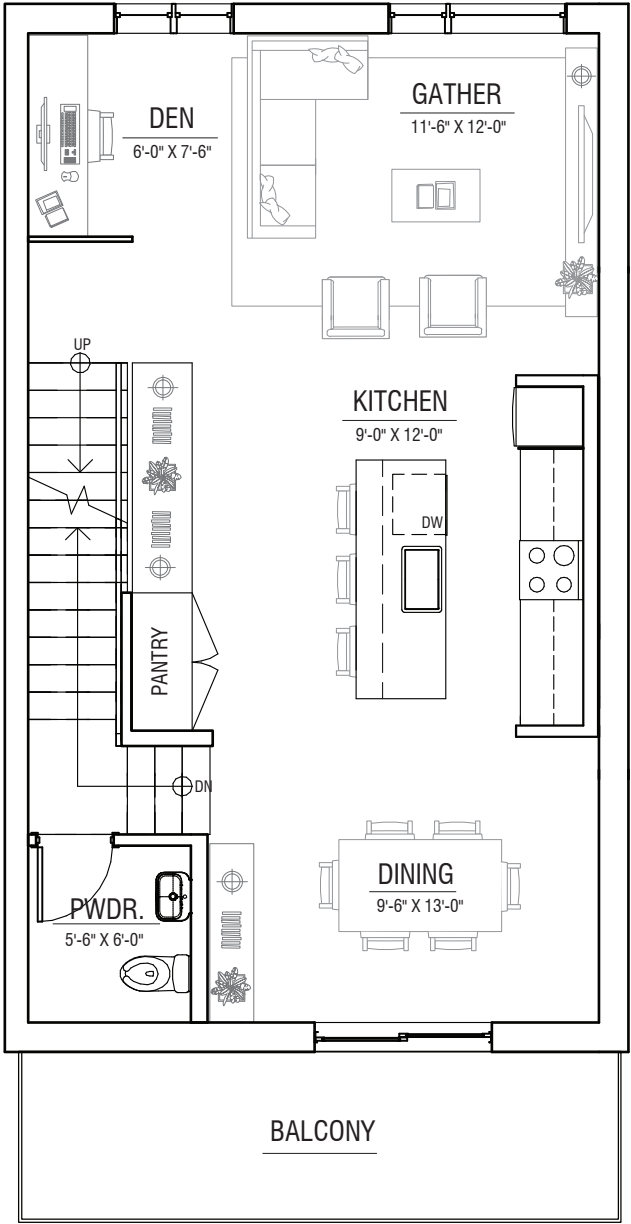
# FLOOR PLAN TH2



± 1,680 SQ. FT.



LOWER FLOOR  
± 280 SQ.FT.



MAIN FLOOR  
± 640 SQ.FT.

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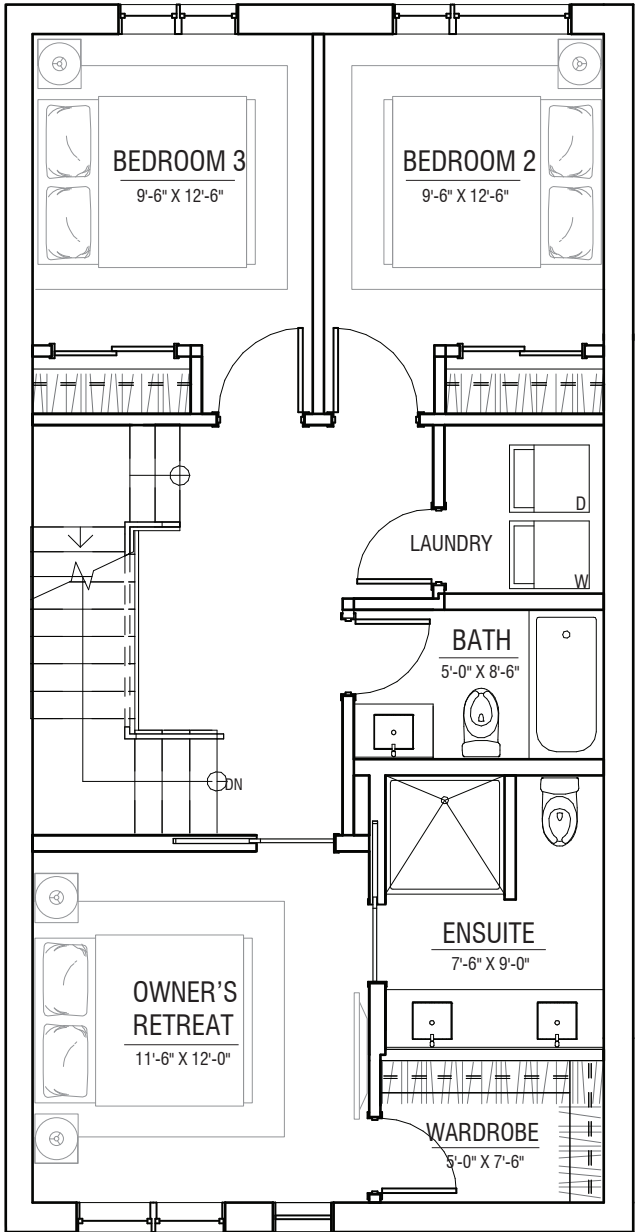




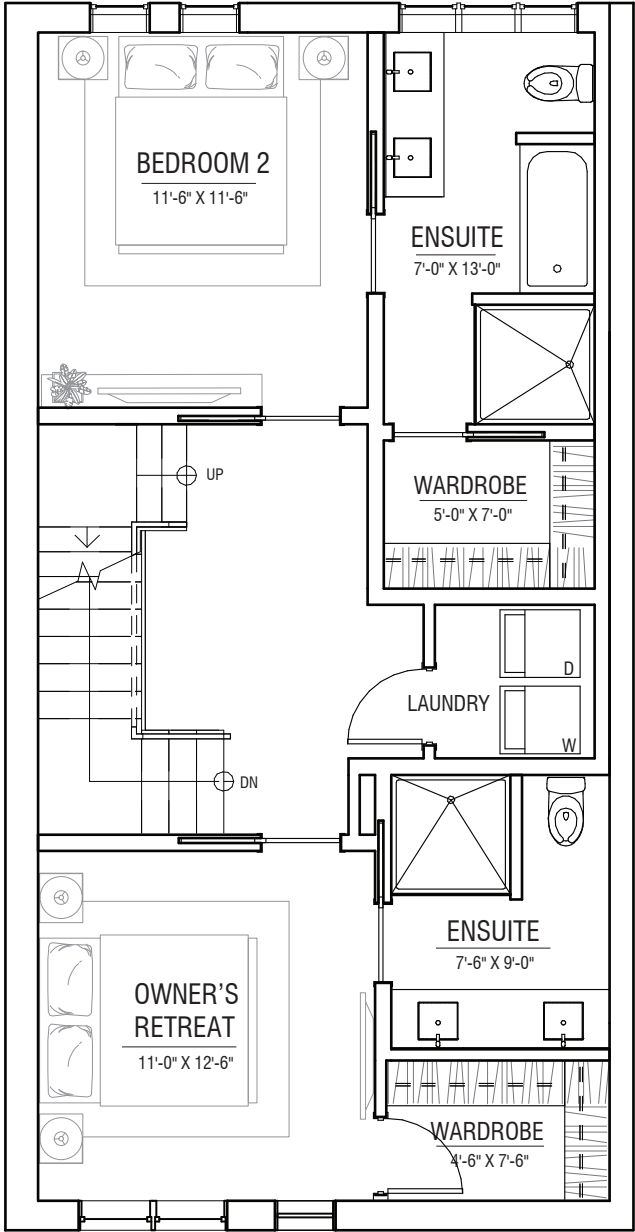
FLOOR PLAN TH2



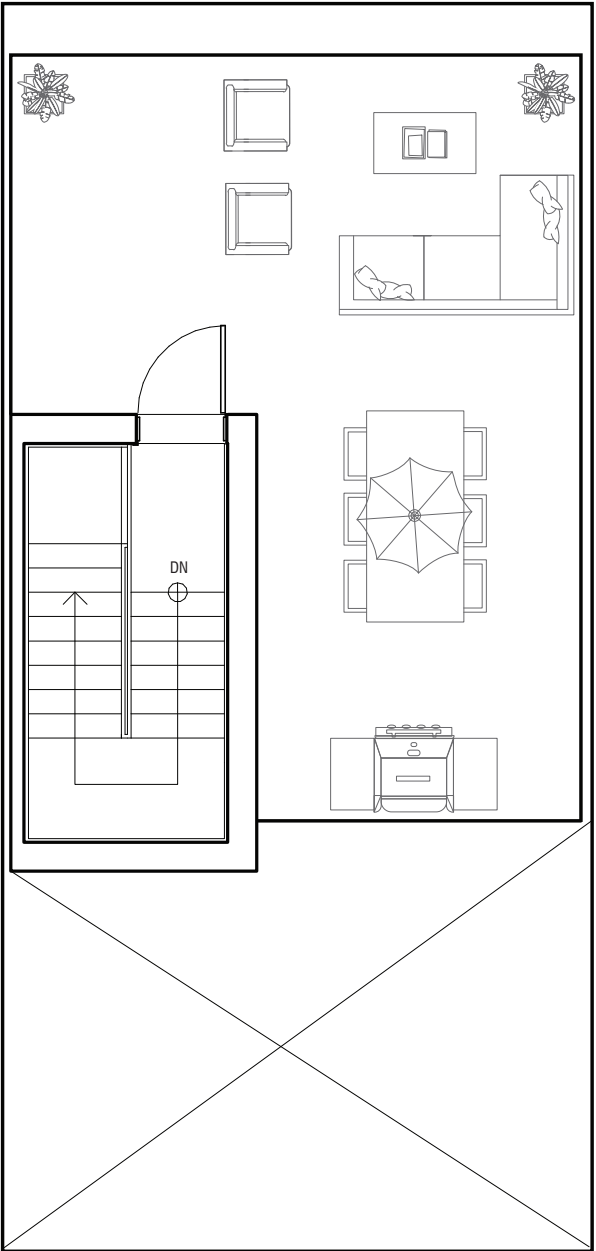
± 1,680 SQ. FT.



UPPER FLOOR **OPTION 1**  
± 760 SQ.FT.



UPPER FLOOR **OPTION 2**  
± 760 SQ.FT.



ROOFTOP PATIO  
± 390 SQ.FT.

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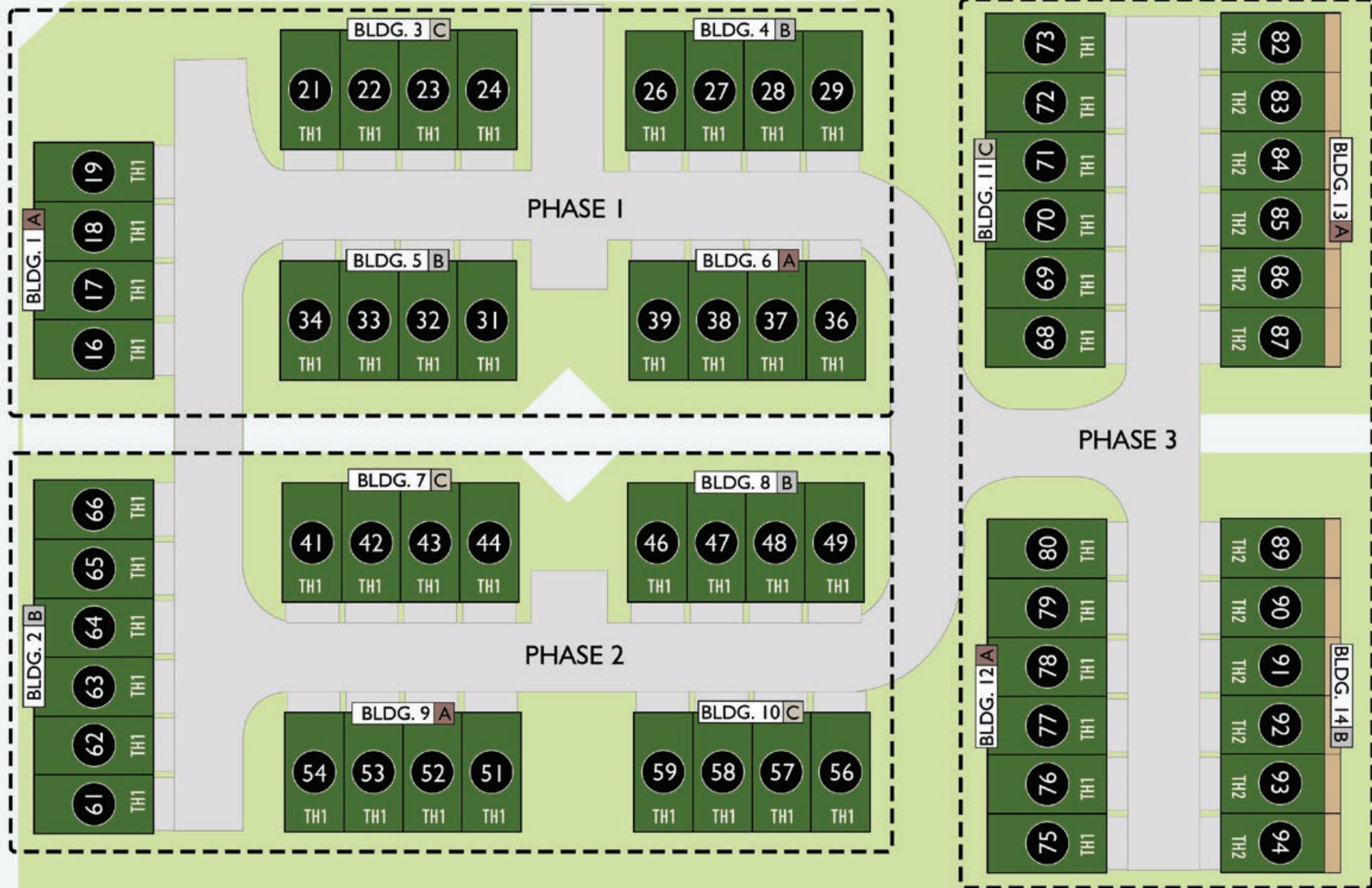






8 AVENUE SW

81 STREET SW







fit & finish



ELEVATION STYLES



**A** BALLPARK RED



**B** MIDNIGHT BLACK



**C** PLATINUM





## THE BUILDINGS

- Built by Truman - Customer Choice Award Winner for highest Customer Satisfaction
- Comprehensive coverage including deposit payments protected by Alberta New Home Warranty Program
- Clad in brick and James Hardie siding, these homes feature maintenance free exteriors highlighting large private balconies
- Approximate ±9 foot main floor ceilings
- Luscious, professionally designed and irrigated landscaped areas throughout site
- 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 10 Year Structural Warranty
- Knockdown ceilings throughout finished areas

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# THE HOMES

District Townhomes at West District are elegant residences created and curated by Truman’s award-winning interior design team, highlighted by the following finishes:

### Fresh Flooring

- Selection of high quality wide plank laminate flooring with acoustic underlay throughout main living areas (excluding tile areas & stairs, upper floor optional)
- Plush high grade patterned carpet on stairs & upper floors
- Custom full height tile kitchen backsplashes (optional upgrade to full height quartz backsplash)

### Windows & Doors

- Custom designed entry door accented by individual custom lighting fixture
- High quality aluminum clad windows and clear thermal glazing on operating screened-windows



### Meticulous Millwork

- Smooth panel doors with anti-scuff and scratch Taymor hardware
- Modern 3” profile painted baseboards
- Modern 3” profile painted door frames and casings
- Ample Glide Free® closet storage shelving (as per plan)
- Master walk-in closet cabinet featuring textured medina cabinet tower
- Painted railings with modern metal spindles

### Brilliant Lighting

- 6 LED pot lights throughout main floor
- Hand-picked contemporary & energy efficient interior light fixtures





## THE KITCHENS

- Award winning floor to ceiling ergonomic TRUspace® cabinets featuring premium zero-edge finishes, available in Blanc or Noir colour palettes
- Polished quartz hard surface eased-edge countertops
- Undermount sink with industrial high arc single lever faucet
- Full height tile kitchen backsplashes
- Energy saving under-cabinet LED lighting
- Custom made cabinet door hardware (as per selections)
- Soft-close door & drawer technology with integrated storage featuring cutlery drawer, deep pot/pan drawers and built-in bakeware organizer in cabinetry above fridge



## THE APPLIANCES

- Panelled Fisher & Paykel 36" built-in French door refrigerator with ice maker in freezer (non-dispensing), glass shelves and Active Smart system
- Whirlpool 1.6 cubic ft. microwave with 27" trim kit
- 600 CFM above range hood fan
- Whirlpool stainless steel gas range featuring 4 sealed gas burners, self-cleaning 5.0 cubic ft. oven and cast iron full-width satin finish grates
- Whirlpool 24" fingerprint resistant stainless steel built-in dishwasher featuring adjustable upper rack & sensor cycle
- Ultra-quiet in-suite Energy Star® front load stacked washer and dryer with quick water shut off valve







## THE BATHROOMS

- Convenient two-piece powder room alongside main living area
- Eased edge polished quartz countertops (as per plan)
- Modern square edge tub with sloping lumbar support and upgraded contemporary tiles inspire a luxe spa atmosphere
- Delta plumbing fixtures with undermount porcelain vessel sink
- Porcelain comfort-height toilets
- Matching Taymor hardware and accessories
- Polished edge glass shower door and frame (as per plan, ensuite only, where applicable)
- Environmentally conscious Water Sense® fixtures and toilets
- Safety and pressure-balancing mixing valves for tub and showers

## THE MECHANICS

- Forced-air high efficiency gas furnace with drip humidifier and high efficiency hot water tank (electric)
- Roughed-in for security, VACUFLO system, and home networking (low voltage cabling to smart panel)
- Programmable thermostat and power HRV (heat recovery ventilator)
- Smart technology featuring integrated wiring to panel, smart plug USB jack, TV and telephone connections in principal areas





**BLANC COLOUR PALETTE**

\*IMAGES ARE FOR DEMONSTRATION PURPOSES ONLY, FINISHED PRODUCTS MAY VARY.





**NOIR COLOUR PALETTE**

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# INTERIOR COLOUR PALETTE



## BLANC / NOIR

Two masterfully planned design palettes are available in the Noir or Blanc colour scheme – each with distinct countertops, flooring & cabinetry. Pair your selection with our pre-packaged upgrade options such as: a 50” inch electric fireplace, integrated panelled appliances, window coverings and more.



## DESIGN INSPIRATION

Create a design mood board to help visually define your personal look & feel. This will act as a guide to assist you with navigating tough design decisions that may arise when choosing interior finishes. Stimulate creativity by drawing from magazines, art and other media for colour, style and theme inspiration.





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.



BUILDING  
CALGARY'S  
BEST





T R U M A N H O M E S . C O M