

Markets & Bakeries

- 1 KENSINGTON SAFEWAY
- 2 COBS BREAD
- 3 SUNNYSIDE NATURAL MARKET
- 4 SIDEWALK CITIZEN BAKERY
- 5 HILLHURST SUNNYSIDE FARMERS' MARKET
- 6 PEPPINO GOURMET FOODS
- 7 KENSINGTON WINE MARKET
- 8 CANARY MARKET
- 9 PEASANT CHEESE KENSINGTON
- 10 SHOPPERS DRUG MART

Coffee, Tea & Roasteries

- 1 AGGÜDO COFFEE
- 2 THE ROASTERIE
- 3 VENDOME CAFÉ
- 4 ESPRESSO CAFÉ
- 5 DEVILLE COFFEE
- 6 GOOD TRADE COFFEE CO.
- 7 HIGHER GROUND
- 8 OOLONG TEA HOUSE

Boutique Shopping

- 1 THE BEEHIVE
- 2 NANA O KIMONO
- 3 SUNNYSIDE ART SUPPLIES
- 4 HILLHURST HARDWARE
- 5 GUMMI BOUTIQUE
- 6 PURR PETITE CHILDREN'S BOUTIQUE
- 7 RIDLEY'S CYCLE
- 8 FRESH SKIS
- 9 HOT WAX RECORDS
- 10 JAMES & DICKSON CLOTHIERS
- 11 METRO ELEMENT
- 12 PAGES BOOKS ON KENSINGTON
- 13 THE NEW FOREST PET BOUTIQUE

Convenient Services

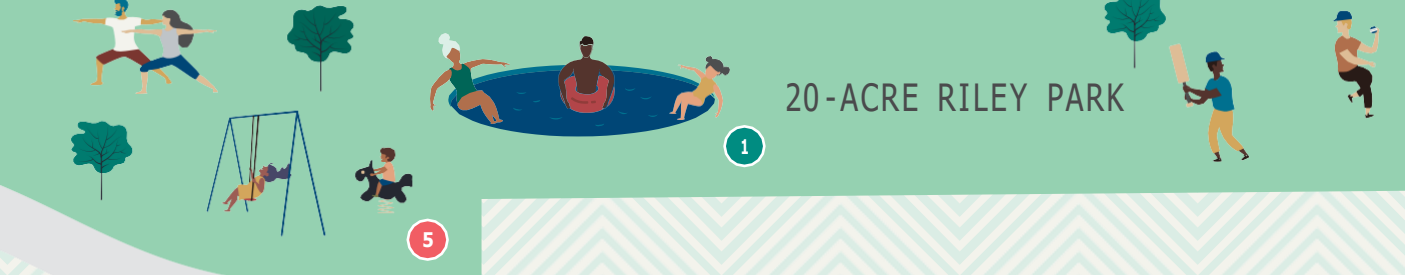
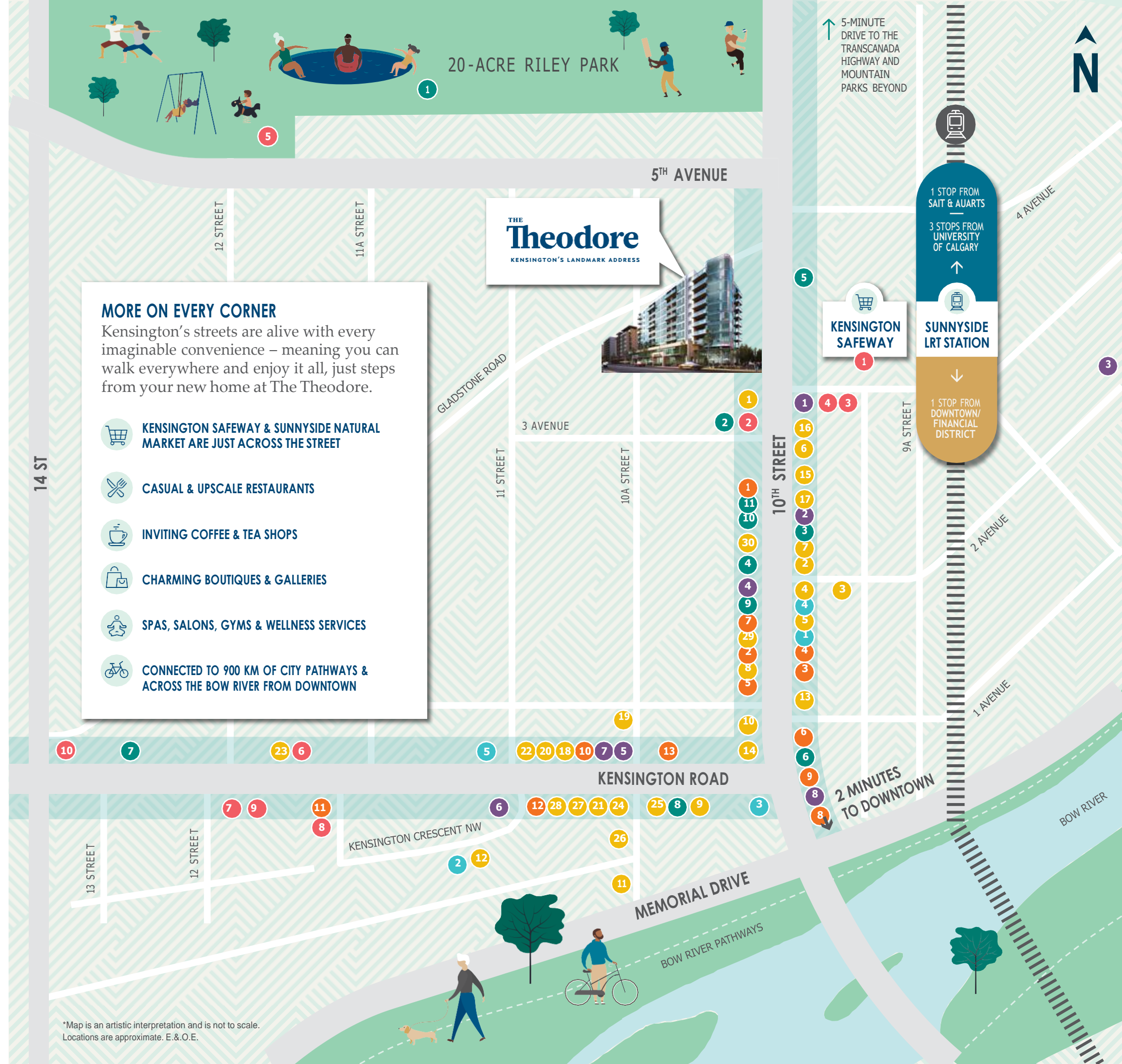
- 1 RBC ROYAL BANK
- 2 MVP MODERN BARBER
- 3 BANK OF MONTREAL
- 4 TD BANK
- 5 SCOTIABANK

Fitness & Wellness

- 1 CRICKET IN RILEY PARK
- 2 FRILLY LILLY BEAUTY BOUTIQUE
- 3 10TH STREET BOXING
- 4 ORANGETHEORY FITNESS
- 5 INNER BALANCE SPA
- 6 SKOAH KENSINGTON DAY SPA
- 7 YOGA AND BEYOND
- 8 YYC CYCLE SPIN STUDIO
- 9 MYO LAB HEALTH & WELLNESS
- 10 VICTORIA NAILS & SPA
- 11 URBAN SHAVE BARBER SHOP

Casual & Upscale Dining

- 1 FRESHII
- 2 SCUBA JAY'S BAR
- 3 PIE JUNKIE
- 4 RED'S DINER
- 5 TUK TUK THAI
- 6 FLIPP'N BURGERS
- 7 TENSHI SUSHI
- 8 THE BIG CHEESE POUTINERIE
- 9 CRAVE COOKIES & CUPCAKES
- 10 OSTERIA CHEF'S TABLE
- 11 OXBOW
- 12 PULCINELLA RISTORANTE & ITALIAN MARKET
- 13 INDIE COUNTERCULTURE
- 14 FUSION SUSHI & THAI KENSINGTON
- 15 WOW CHICKEN
- 16 YUMMI Q DESSERTS
- 17 KIM'S KATSU
- 18 HAYDEN BLOCK SMOKE & WHISKEY
- 19 KENSINGTON PUB
- 20 BLANCO CANTINA
- 21 CONTAINER BAR
- 22 HEXAGON BOARD GAME CAFÉ
- 23 SHIJO SUSHI
- 24 VINE STYLES
- 25 PB AND J YYC
- 26 MODERN STEAK KENSINGTON
- 27 WINEBAR KENSINGTON
- 28 EATCROW SNACK BAR
- 29 IKEMEN RAMEN BAR
- 30 REGAL CAT CAFE



MORE ON EVERY CORNER
 Kensington's streets are alive with every imaginable convenience – meaning you can walk everywhere and enjoy it all, just steps from your new home at The Theodore.

- KENSINGTON SAFEWAY & SUNNYSIDE NATURAL MARKET ARE JUST ACROSS THE STREET
- CASUAL & UPSCALE RESTAURANTS
- INVITING COFFEE & TEA SHOPS
- CHARMING BOUTIQUES & GALLERIES
- SPAS, SALONS, GYMS & WELLNESS SERVICES
- CONNECTED TO 900 KM OF CITY PATHWAYS & ACROSS THE BOW RIVER FROM DOWNTOWN



5-MINUTE DRIVE TO THE TRANSCANADA HIGHWAY AND MOUNTAIN PARKS BEYOND

1 STOP FROM SAIT & AUARTS
 3 STOPS FROM UNIVERSITY OF CALGARY

KENSINGTON SAFEWAY

SUNNYSIDE LRT STATION

1 STOP FROM DOWNTOWN/ FINANCIAL DISTRICT

*Map is an artistic interpretation and is not to scale. Locations are approximate. E.&O.E.

OUR HISTORY

EVERY LANDMARK HAS A STORY,
AND THEODORE'S BEGAN MORE THAN
A CENTURY AGO.

In those days, Kensington was a burgeoning hub of settlers, entrepreneurs and trailblazers. One of the locals was Theophilus "Theo" Thompson, a plasterer by trade who offered accommodations for area residents in the early to mid 1900s. Theo was part of the pioneering energy that helped transform Kensington from its humble beginnings into the thriving village it is today, thanks to hard work, good neighbours and a commitment to community.

That spirit lives on today in The Theodore, a modern twist on a historical name that connects Kensington's past, present and future, and celebrates the builders, artists and dreamers who shape its stories.

We think Theo would approve.

Calling all
movers,
shakers,
dreamers
and makers.

Your next chapter starts here.

10 storeys rising above Calgary's most storied neighbourhood

**YOUR ONCE-IN-A-LIFETIME
OPPORTUNITY TO OWN AN ICON.**

Brought to life by Graywood, Theodore will be Kensington's tallest building, perfectly positioned on 10th Street Northwest at the gateway to the city's most beloved urban community.

With a signature cosmopolitan style and centre-of-it-all location, there is no better place for Theodore – or for homeowners who love the energy of the inner-city, but seek the character and warmth of a walkable village.



*Artist's concept

THE BEST ADDRESS IN THE BEST NEIGHBOURHOOD

The right investment is a home that enhances your life, whether you're indoors or out. Theodore offers the best of both worlds, making Kensington's incredible mix of amenities an extension of your stunning new residence.

A neighbourhood with *soul*

A HOME & LIFESTYLE BEYOND COMPARE

There is simply no better Kensington location. Steps from iconic Riley Park, grocery stores, gyms, cafés and even the Sunnyside CTrain station, your home at Theodore is everywhere you want to be. When it comes to the condo you've been dreaming about, with convenient connections to downtown, the Bow River pathways and more – Theodore brings it all home in style.

Your new neighbourhood stands apart with:

1

TRANSIT MADE EASY

Simplify your commute when you hop on the CTrain, just steps from your door and one stop to downtown.

2

THE COOLEST CONVENIENCES

Theodore is at the centre of it all: cocktails, coffee, day spas, farmers' markets, record shops, and many more urban essentials.

3

RIVER PATHS & CONNECTIONS

Stroll, jog or cycle – living here means you can get downtown in minutes, and are never far from a scenic walk or workout.

4

ART ALL AROUND

Famous city-wide for its bohemian vibe, Kensington's murals and vibrant streetscapes infuse every day with creative spirit.



YOU BELONG
**Where Culture
Meets Cool**

Your morning coffee. Brunch with friends, a jog along the Bow River. Yoga after work, a movie at the Plaza, and retail therapy just when you need it most. With so much out your door, every day shapes a new and different story – of people and places, character and culture.

Wherever you find yourself, you're bound to find fresh flavours, gathering spots and countless reasons to love life here.

A HOME IN KENSINGTON MEANS MORE
WITHIN REACH, AND MORE ON EVERY CORNER.



PERFECTLY LOCATED MEETS PERFECTLY STYLED

Step inside your Theodore home and you'll be welcomed by a space that was thoughtfully curated for the design savvy.

A wall of floor-to-ceiling glass reveals views over the neighbourhood, towards downtown or the mountains. Contemporary kitchens, plans that maximize living space, layouts that flow and are easy to furnish – Theodore's elevated interiors speak for themselves and set a new standard for the neighbourhood.



THEODORE MAKES THE MOST OF YOUR TIME AT HOME

- ▶ Suite designs for every stage of life
- ▶ Personalized interiors crafted with designer interior palettes & décor options
- ▶ Rooftop terrace with outdoor fireplace and breathtaking views
- ▶ Modern lobby with lounge area
- ▶ Underground parking & bike storage



Shouldn't home be both a place to rest your head and a rewarding investment?

That has been Graywood's philosophy for over three decades. As a private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye on how, and where people want to live.

Over the years, we have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings and high-rise towers throughout North America.

Our growth into the Calgary market reaffirms our strength and experience in developing quality homes that are not just optimized for life today, but are built with a vision of a prosperous tomorrow.

With the introduction of The Theodore, and of our highly successful southwest Calgary community, Fish Creek Exchange – to our new community coming soon to Eau Claire – we look forward to working hard to ensure our homeowners are making the right investment both personally and financially.

Because if a home is one of the biggest investments you'll ever make, shouldn't your real estate developer also be an investment expert?

WE THINK SO. AND THAT'S WHY WE'RE BOTH.

BUILT FOR TODAY AND BUILT FOR TOMORROW, BY GRAYWOOD



OCEAN CLUB - TORONTO



RITZ-CARLTON - TORONTO



FISH CREEK EXCHANGE PH1 - CALGARY



WONDER CONDOS - TORONTO



PARK SOUTH AT FISH CREEK EXCHANGE - CALGARY

Theodore loves Kensington.

YOU WILL TOO.

Theodore is local on a whole new level – and an opportunity too rare to miss.

A MODERN HOME AND ADDRESS,
WHERE OLD-SCHOOL CHARACTER
MEETS NEW-SCHOOL STYLE.

Choose your home in Calgary's capital of cool.

THE
Theodore
KENSINGTON'S LANDMARK ADDRESS



**A jewel box neighbourhood rooted in history.
A home designed for your thoroughly modern present.**

BROUGHT TO LIFE BY GRAYWOOD
TheodoreCondos.com

THE
Theodore
KENSINGTON'S LANDMARK ADDRESS

Icon Rising

Design-forward Theodore is redefining the high life in Calgary's inner-city

PG. 3

Urban Village

Cafés, shops, parks & essentials: your new neighbourhood has it all

PG. 6

Inspired Interiors

Smart, stylish, current & timeless: Theodore raises the bar in Kensington

PG. 9

Solid Foundation

Graywood's expertise creates smart opportunities for homebuyers

PG. 11



THE
Theodore
KENSINGTON'S LANDMARK ADDRESS



THE LANDMARK ADDRESS IN THE ONE & ONLY KENSINGTON

Contemporary condos and a cool village lifestyle, framed by incredible views and brought to life by award-winning Graywood Developments. *This is Theodore.*