

Sophisticated Features & Finishes

THEODORE CONDOMINIUMS

- » 10-storey glass clad, residential tower featuring curved accent emphasizing the gateway to Calgary's 'Village in the City'
- » Ideally located on the southwest corner of Gladstone Avenue and 10th Street NW in the heart of Kensington
- » Steps to Safeway Grocery store and the Sunnyside CTrain Station
- » Moments from the many boutiques, restaurants and coffee shops in Kensington

BUILDING HIGHLIGHTS

- » Inviting, modern lobby with lounge area and contemporary tile flooring
- » Two high-speed elevators
- » Rooftop terrace including outdoor dining areas and fireplace
- » Underground and exterior bike storage and repair room
- » Underground parking and storage lockers
- » Integrated street-level retail in the heart of Kensington

INSPIRED INTERIORS

- » 9' ceiling heights in main living areas
- » Luxury vinyl plank flooring with acoustic underlay throughout
- » 3 designer-selected colour palettes to choose from
- » Wall-to-wall, floor-to-ceiling windows with fantastic views
- » Included window coverings
- » Stacked, front loading washer and dryer
- » Modern 4" baseboard and 2.5" door casings
- » Knockdown ceiling finish
- » Balconies with gas line connection

- » Efficient, in-suite HVAC (heating, ventilation, and air conditioning) for year-round comfort
- » Programmable thermostat
- » ENERGY STAR® appliances
- » Water wise appliances
- » Water efficient fixtures
- » Low VOC paint

GOURMET KITCHENS

- » Custom Backsplash: Customize your kitchen with your choice of backsplash color
- » Designer selected European style cabinetry, choice of 3 finishes
- » Premium quartz countertops
- » Undercabinet valence lighting
- » Designer Whirlpool® stainless steel appliances including:
 - 24" or 30" refrigerator, per plan
 - Gas slide in range
 - Integrated dishwasher
 - Microwave in-island
- » Custom island to double as dining table, including storage
- » Under-mount sink

KITCHEN UPGRADE OPTION

- » **Fisher & Paykel® Stainless Steel Appliance Package** including 17" fully integrated French door refrigerator; 30" gas range; fully integrated dishwasher

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SPA-INSPIRED BATHROOMS

- » Floating vanity design, with double vanity where applicable
- » Premium quartz countertop and integrated or under-mount sink
- » Porcelain tiled tubs and showers, tub apron/shower surrounds
- » Floating vanity mirror with integrated medicine cabinet
- » Stand-alone frameless glass shower and/or soaker tub/shower configurations
- » Modern designer-selected fixtures

LIGHTING & ELECTRICAL

- » Recessed pot lights in kitchen and bathrooms
- » Designer pendant lights and dining table light (where applicable)
- » Energy saving LED lighting throughout
- » USB chargers integrated into kitchen
- » Individual meters for suite electricity

ENHANCED SAFETY & SECURITY

- » Solid core suite entry doors with safe lock deadbolt & lever
- » Security and intercom entry system
- » Keyless controlled and secure access to elevators and main entry points

THE GRAYWOOD ADVANTAGE

- » Over 30 years of development expertise
- » Extensive 1-2-5-10 new home warranty protection through Travelers Alberta New Home Warranty Program, including: 1 year materials and labour defects; 2 years materials and labour on delivery and distribution systems; 5 years building envelope defects; 10 years structural defects
- » Full manufacturer's warranty on appliances