



THE
MONDRIAN



MONDRIAN

location

URBAN LIVING

redefined.

Discover West District

A great neighbourhood creates connections, between neighbours, the land and the community around it. Come to West District and you'll realize that's something we embrace wholeheartedly. We see beyond houses here. We look at the community as a group of connected parks, surrounded by beautiful homes – where beyond your front yard is another, even bigger yard. With plenty of places to play, gather and get out into nature. And the best part about our neighbourhoods? You live in one of them. But you get to enjoy the parks, water and trails in all of them.



Unique Atmosphere

We want to create a new type of neighbourhood destination that captures the spirit of the community – a place where people will come to take in the local cultural offerings and unique urban experiences.





Right in Your Neighbourhood

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 ave 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, nestled 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. Box, cycle and yoga classes, crossfit, and more. The neighbourhood has a high concentration of business oriented to wellness.



West District

West District is an exciting new mixed-use community in the sought-after Southwest quadrant of the city. A master-plan featuring a central park and innovative stormwater pond, an amenity rich main streetscape, and 20-foot sidewalks that will serve to keep families and friends well connected. Find all the amenities you could ask for at nearby shopping centres on 85th Street as well as all the indoor activity you need at the nearby Westside Recreation Centre.

The Westside is desired by many home buyers because of it’s outstanding location and amenities. Enjoy convenient access to areas like Bragg Creek, Kananaskis Country, Banff, the foothills and beyond in as little as an hour. The Westside quadrant is the perfect place to bring your visiting friends and relatives or discover your new favourite local spot.

Go your own way.

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.



With Central park right outside your door, mere minutes from downtown, and only 20 minutes to Kananaskis country your options for adventure and activity is endless.



Getting Downtown

Even if you have a vehicle, public transit is the way to go when venturing downtown. We recommend taking the CTrain, as it is affordable and easy to use. Just follow Google Maps, hop on to the nearest CTrain station. There is a CTrain stop right in Aspen Woods called 69 Street Station. This station is minutes by car, and a 15 minute bike ride, that offers bike racks & a park and ride.

If walking is more your style, you can take in the scenery while walking 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.

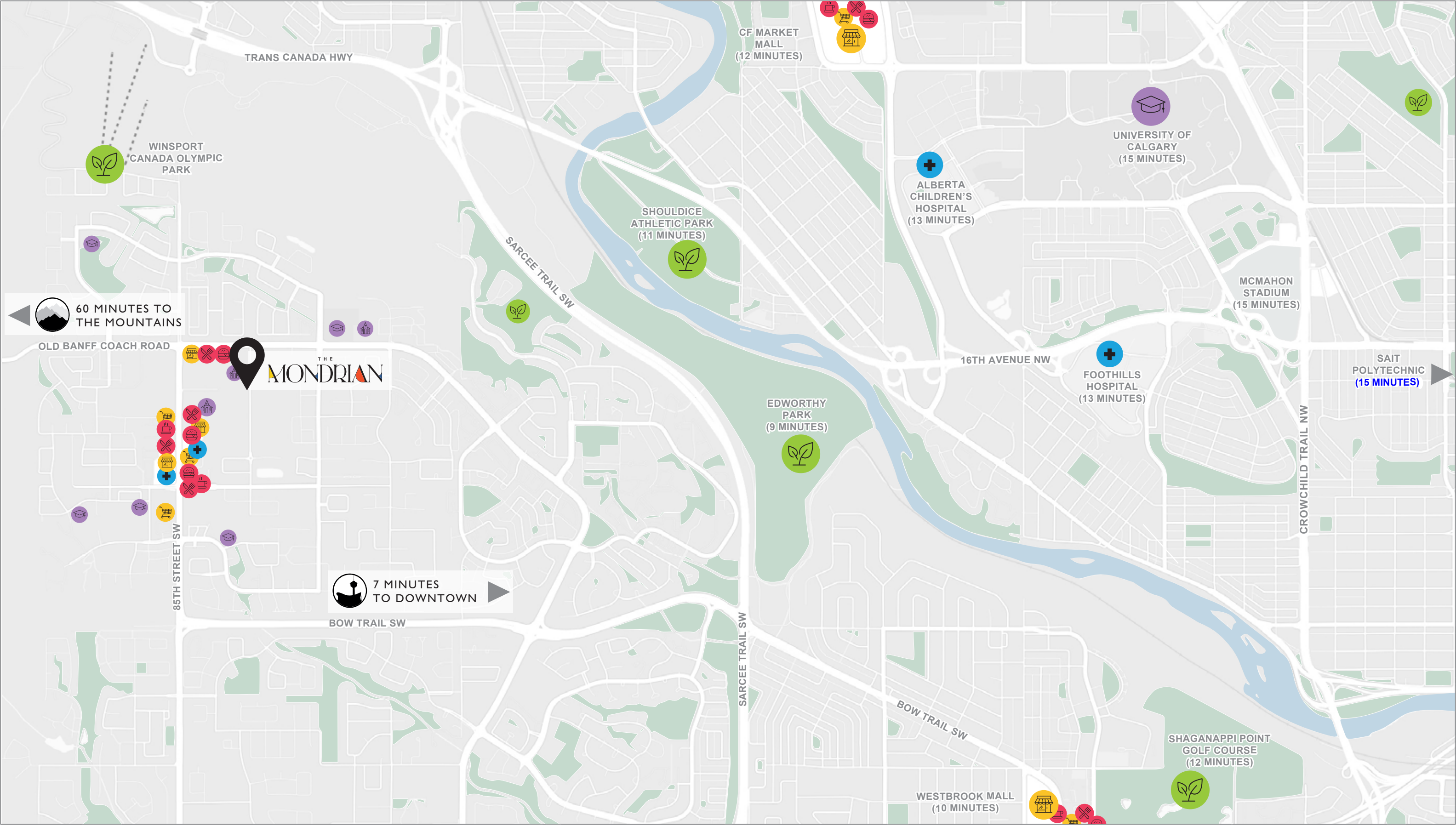
Biking

Take a view of the city skyline with a ride along Edworthy Park, all the way down to the Bow River for a 22.7km loop. Or try biking the paved pathways at Prince’s Island Park, exploring the island & admiring the Canadian geese and mallard ducks.

Want to explore more of the Westside? Bike the pathways along the Strathcona Ravine. The beautifully maintained and manicured recreational park provides an array of amenities like picnic tables, and tennis & pickleball courts.

Missing the gear? Don’t fear - Bike rentals are available at Bow Cycle & Sports, U of C Outdoor Centre, or downtown at Prince’s Island Park!





 THE MONDRIAN

 SHOPPING / GROCERY

 RESTAURANT / CAFE / FAST FOOD

 MEDICAL / DENTAL / PHARMACY

 PARK / RECREATION

 SCHOOL / CHURCH



lifestyle

– EAT OUT –

Westside Must-Tries

Eating is a full-on sensory experience. The better the food looks, the more delicious it somehow tastes. Many purveyors of food in Calgary's West Side go all out in designing food that you'd want to photograph and brag about. It's not all about being Instagrammable – the taste has to be stupendous as well. Turn the next pages slowly & give your eyes a chance to take in the glory of fabulous food from some of Calgary's West Side top eateries. File away the photos in your mind for later dining-out ideas.



BLANCO CANTINA

8545 BROADCAST AVE S.W.

NO. **1**

Blanco Cantina pairs soul-satisfying comfort food fresh Latin flavours, a world class tequila selection, refreshing cocktails and a focused selection of draft beers. From personalized nachos lovingly layered with cheese to tacos, burritos, salads and of course, churros, there's something for everyone on our menu. Overindulge the night before? Our hangover brunch will cure what ails you!



NO. 2

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.



NO. 4

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 Hankkeirs. 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.

NO. 3

LA DIPERIE

8525 BROADCAST AVE S.W.

La Duperie was established from a desire to create an original, high-quality, visually appealing and delicious product. Since its inception in Montreal in 2014, La Duperie 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!



NO. 5

BREKKIE

#130, 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.



– STILL A THING –

Shopping *in* Person

Nothing beats a day of retail therapy, discovering one-of-a-kind wardrobe pieces or finding that décor item you know will look perfect in your suite. In Calgary's Westside, there's a veritable embarrassment of riches in retail options, from luxury brand shops such as Nordstrom, Saks Fifth Avenue, Era Style Loft and Winners, to designer boutiques and consignment shops.





BLINK EYEWEAR

1009, 873 85TH ST S.W.

Blink Eyewear is the largest provider of vision services & care in Calgary, with each store inventoried with the most sought-after designer frames for all occasions and purposes.

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.

FRILLY LILLY

133, 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!

KALA & LIME

1221 KENSINGTON ROAD N.W.

Our goal is to find products that have longevity, won't be considered disposable novelty goods, consumable or reusable, one of a kind, and easy to love.

ERA STYLE LOFT

122, 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.

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.

WEST HILLS CENTRE

STEWART GREEN S.W.

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

CORE SHOPPING CENTRE

320 9TH 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.

— TIME FOR TEE —

Above Par



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. Pair that with a world-class practice facility, knowledgeable staff and a variety of food and beverage options available, a lasting impression is made on everyone who plays here.

ELBOW SPRINGS GOLF CLUB 240086 LOTT CREEK DRIVE

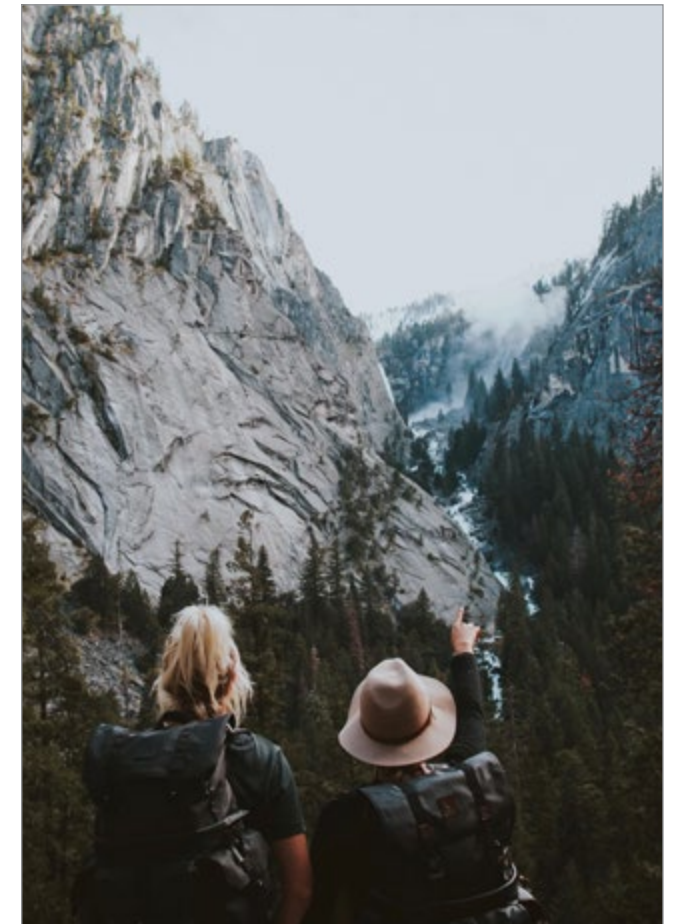
Elbow Springs Golf Club is a semi-private golf club mere minutes west of Calgary. Our three nine-hole courses are embedded in the Elbow River Valley. Each course is enhanced by the beautiful landscape that not only surrounds Elbow Springs Golf Club, but is ingrained in its characteristics.

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. Eminently walkable fairways are set in a breathtaking landscape free from encroaching houses, interrupted only by bunkers and water hazards that keep things interesting.

– WITHIN REACH –

Day Tripper



Downtown Calgary

With an ever-changing skyline, beautiful displays of public art, and two gorgeous rivers running through it, there is a lot to explore. You'll find so many things to do you'll have to come back, like catching the famous Calgary Stampede each July, exploring the city's pioneer-era Heritage Park, visiting one of the city's most popular family attractions and Canada's largest and most visited zoological park: the Calgary Zoo, seeing views of the whole city from the Calgary tower, go for a ride on the pedal pub to take in sights while having a drink and visit the Studio Bell, Home of the National Music Centre, that houses a number of music-related attractions including the Canadian Music Hall of Fame.

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

In Your Neighbourhood

After enjoying a great restaurant in West District, enjoy a night walk in the city's huge Edworthy Park, and walk down the river for a drink at Angel's Cafe. Or spend your day shopping at boutiques and book stores & end the evening with drinks at one of the multiple pubs & restaurants.

The Mountains

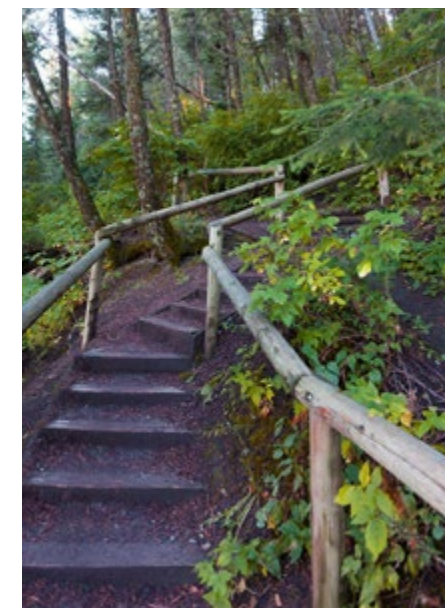
If you fancy some out of the city adventure, try the 4.5 hour Canmore Caving Explorer Tour, go for a hike on one of the hundreds of trails surrounding Banff & Canmore, bring your blanket and pack some chocolate for a romantic picnic in the Rocky Mountains, or go to local shops to buy souvenirs for all your jealous friends!

– CITY OF GREEN –

Parks & Pathways



Calgary offers all the energy of a large metropolitan city with the warm and welcoming spirit of a connected community. Among all these vibrant neighbourhoods, parks and trails for biking, running and walking line the waterways, making the city that much more enjoyable. Closest to West District is Edworthy Park & the Douglas Fir Trail– your gateway to the incredible network of dedicated pedestrian pathways that weave a web all over 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 linked by three bridges to Eau Claire & downtown, and a north bridge to Memorial Drive. This park offers picnic areas, playgrounds, outdoor skating rink, River Cafe, on-leash dog park, and is host to many festivals and events.

EDWORTHY PARK

5050 SPRUCE DR. S.W.

Get some fresh mountain air right in the heart of the city. 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.

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.

Hit the *books*.

Learning is part of life, and it never stops. In West District, it's easy to ensure your kids get the best education possible, whether they're starting kindergarten or transitioning into college or university. Or maybe you're interested in enhancing your career by taking some continuing education courses. Some of the best Canadian college's and university options are easily accessible from your new home.



UNIVERSITY OF CALGARY 2500 UNIVERSITY DRIVE N.W.

The University of Calgary is the top research university in Canada, emphasizing hands-on, career focused learning, with bachelor degrees, diplomas and certificates. Attend full time or take continuing education courses - whatever suits your lifestyle best.



SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY 1301 16TH AVENUE N.W.

Only a hop, skip and a jump from Kensington, this post-secondary institution was founded in 1916 & became Canada's first publicly-funded technical institute. The Southern Alberta Institute of Technology offers hands-on degree, diploma, certificate and continuing education & corporate training programs to help you shape your future and reach your career and business goals.

MOUNT ROYAL UNIVERSITY 4825 MOUNT ROYAL GATE S.W.

The school is known for its comprehensive program in business, communications, nursing and public relations. It is also home to unique research centres, including the institute for Community Prosperity, the Centre for Child Wellbeing and the Institute for Environmental Sustainability.

ALBERTA UNIVERSITY OF THE ARTS 1407 14TH AVENUE N.W.

Since 1926, Alberta University of the Arts (A.U Arts) has inspired thousands of students to pursue their dreams and is the only dedicated art, craft and design University Alberta. A.U Arts offers more subject areas than most design schools, small classes, and the flexibility to create a curriculum as unique as you are.



WEBBER ACADEMY 1515 93 ST S.W.

Our School Mission is to prepare students to thrive in university and beyond. The facility consists of a Kindercentre for 4-5 year old students, a main campus building with two large gymnasiums for Grades 1-12, a modern High School Science Centre & a Performing Arts Centre, a 400 meter running track, soccer field and cross country trails.

CALGARY FRENCH & INTERNATIONAL 700 77 ST S.W.

Calgary French & International School develops each student's individual and academic potential through full French immersion, an international focus and the development of the whole student in a rich and dynamic learning environment.

RUNDLE COLLEGE 7379 17 AVE S.W.

Rundle College is an independent, university preparatory, co-educational day school program that uses a research-driven pedagogy of mentorship & guidance to develop well-rounded, future-ready, global-minded graduates. From Kindergarten to 12, the school develops students who are confident learners, critical thinkers, and global citizens.



amenities



EXERCISE ROOM
GYM / YOGA STUDIO



BIKE ROOM
STORAGE & WORKSHOP



PET SPA
GROOMING & WASH STATION



ROOF TOP LOUNGE
OUTDOOR SEATING

TRUMAN
DEVELOPER

6
STOREYS

MTA
ARCHITECT

166
SUITES

\$300's
UNIT STARTING PRICES

±24,000
SQ.FT. COMMERCIAL SPACE

2026
TENTATIVE OCCUPANCY

±453–863
SQ.FT. SUITE SIZE RANGE



THE
MONDRIAN



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

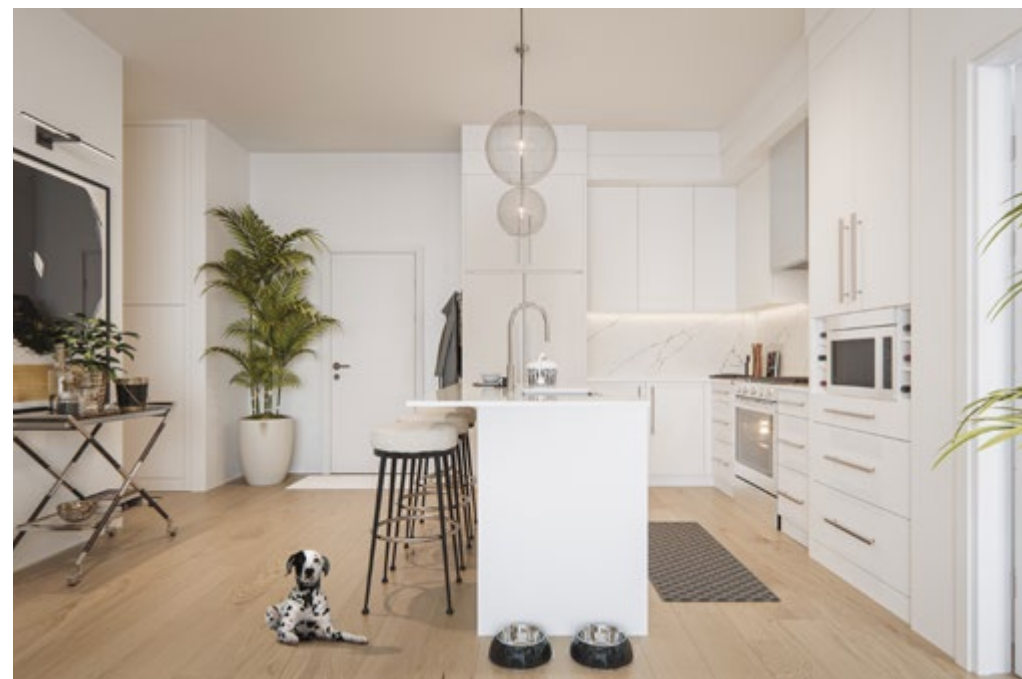
- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior color schemes
- Approximately 9 FT ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Brilliant lighting with custom made LED energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti-scuff door hardware throughout
- Modern sleek line 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
- Full width vanity mirror
- Polished quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving stainless steel appliance package including dishwasher, microwave with integrated hood fan, gas stove and integrated fridge

The Bathrooms

- Custom TRUspace™ contemporary kitchen cabinetry featuring soft close doors & drawers, textured finishes and integrated storage
- Polished quartz hard surface eased edge countertops
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes











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**

