

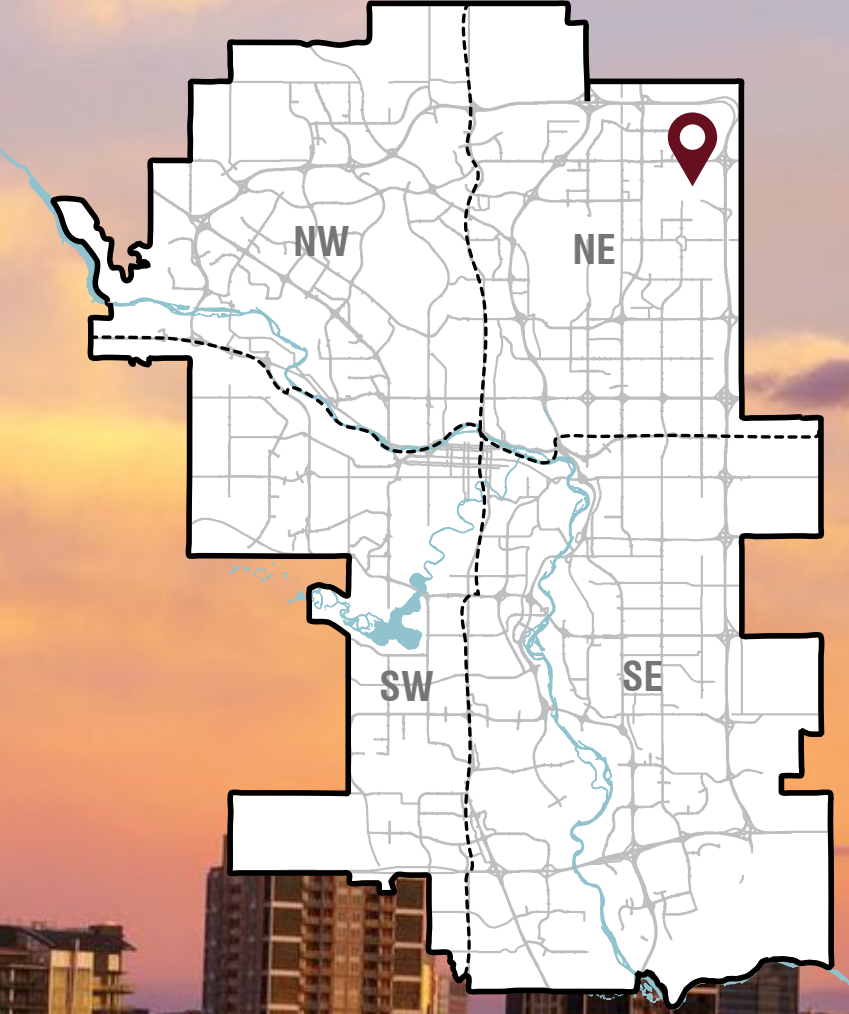
the
ARTHUR
CITYSCAPE



TRUMAN



the
ARTHUR



Scotiabank Saddledome

location

heart of the new northeast

Cityscape is a beautiful, master-planned community that perfectly balances nature and urban living. Featuring an 115-acre greenspace with integrated parks and pathways, leading into a plethora of recreational opportunities. Three new schools have been approved for constructions close by, making Cityscape the perfect place for families of any size. The community offers a multitude of recreation facilities all within walking distance including parks and playgrounds, sportsplexes, grocery stores, schools, leisure centers and more.



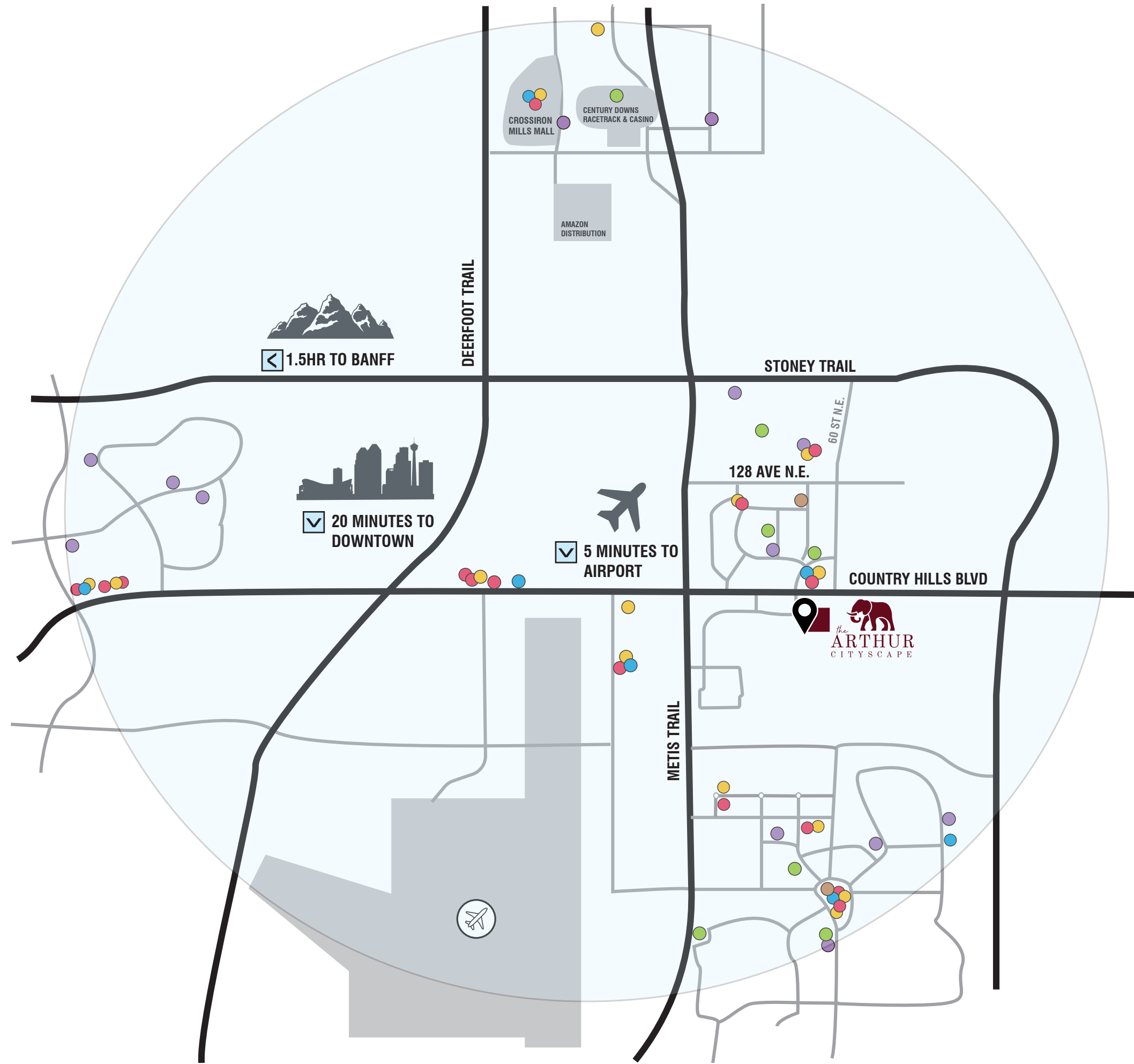
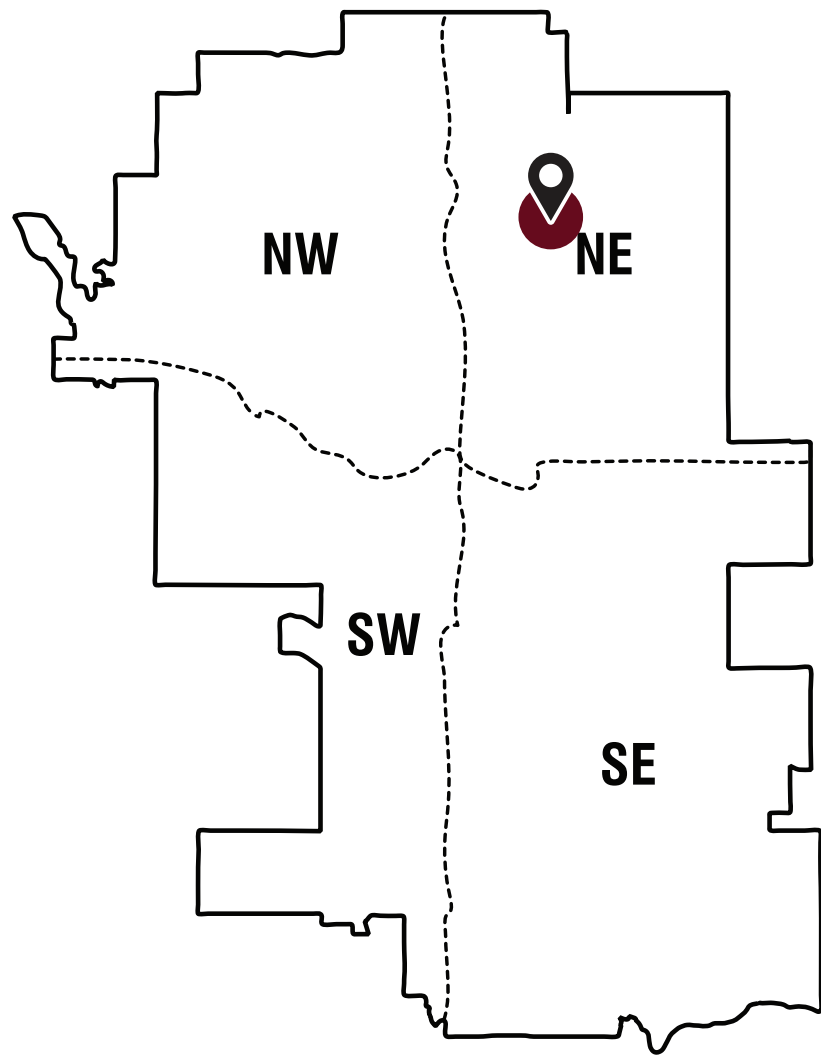
go your own way







Whether you want to bike around the prairie pathways, stroll the neighbourhood while sipping an iced latte, or spend the day at an outdoor festival with food trucks at Prairie Winds Park – Cityscape has it all – and commuting in and around the neighbourhood proves seamless with pathways weaving through the surrounding areas.

Take in a view of the prairies and Bow River with a ride along the Rotary Greenway that encircles the entire City of Calgary. Or try biking the paved pathways in and around your neighbourhood, exploring the many parks and admiring the quiet surroundings.

Want to explore more of the NE? Bike the pathways along the outskirts of the city, bringing you to many maintained and manicured recreational parks, that provide an array of amenities like picnic tables and tennis courts.





-  SHOPPING / GROCERY / GAS
-  RESTAURANT / FAST FOOD
-  MEDICAL / DENTAL
-  SCHOOL / CHURCH
-  PARK / RECREATION
-  TRANSIT



lifestyle



retail + shopping



DEERFOOT CITY

901 64TH AVENUE N.E.



CROSSIRON MILLS

112 10TH STREET N.W.



SUNRIDGE MALL

2525 36TH STREET N.E.



COCOCO CHOCOLATIERS

2000 AIRPORT RD N.E.



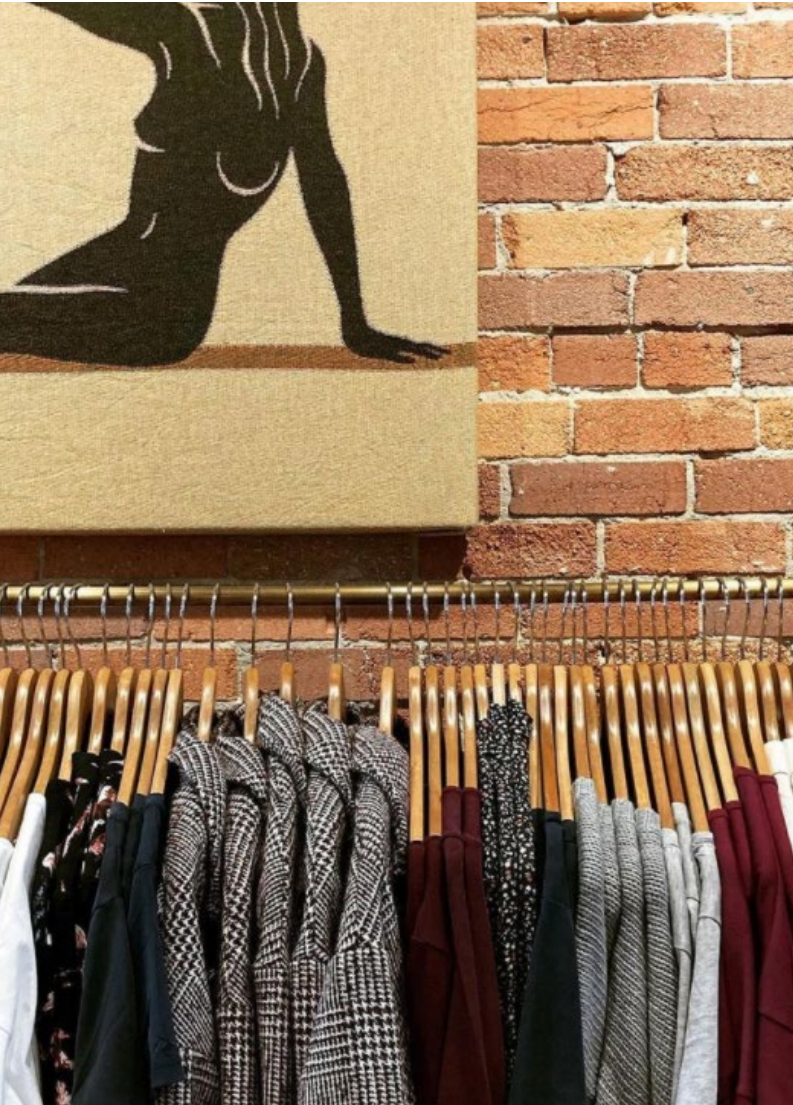
POOJAS'S BOUTIQUE

4310 104TH AVENUE N.E.



LUXE JEWELRY STUDIO

9600 68TH STREET N.E.



DEERFOOT CITY

901 64TH AVENUE N.E.

Deerfoot City is a master-planned retail destination featuring countless restaurants, shops, and entertainment.

CROSSIRON MILLS

112 10TH STREET N.W.

Crossiron Mills is the biggest fully enclosed outlet shopping centre in Alberta, just outside the northern city limits.

SUNRIDGE MALL

2525 36TH STREET N.E.

North Calgary's largest shopping center with over 150 top brand name stores and services.

COCOCO CHOCOLATIERS

2000 AIRPORT RD N.E.

Award-winning chocolates and handcrafted fine cocoa confections made with Rainforest Alliance Certified™ sustainable & fair trade cocoa and cocoa butter.

POOJAS'S BOUTIQUE

4310 104TH AVENUE N.E.

Bringing South Asian fashion home – offering a wide range of bridal wear, casual & formal wear such as Lehenga Choli, Sarees, Suits, along with custom jewelry and shoes.

LUXE JEWELRY STUDIO

9600 68TH STREET N.E.

Luxe Jewelry Studio specializes in non-bridal jewelry, many options are available as to colours, size and design within your budget!

dining favourites



PACINI
AUTHENTIC ITALIAN



BLAZE PIZZA
HAND MADE PIZZA



KINJO SUSHI
JAPANESE HOMESTYLE



SPICE ROOM
TRADITIONAL INDIAN



RAMEN ICHINEN
RAMEN & RICE BOWLS

PACINI

123 FREEPORT BLVD. N.E.

At Pacini, we are dedicated to bringing you an authentic Italian experience that's all about friends, family, and always fresh, abundant, glorious food bursting with flavour. Italy is where there's always room at the table for one more guest and one more platter, where the wine flows as easily as the conversation, where the laughter's full and as rich as vine ripened tomatoes, where al dente is just as much about taking a big bite of life itself. So settle in and get ready to help yourself to forkfuls of passion, served with amore. Buon appetito!





BLAZE PIZZA

2618 32ND STREET N.E.

We believe in Here and Now. To us, that means fresh dough, NEVER FROZEN, made in-house each day simply from unbleached flour, filtered water, extra-virgin olive oil, salt, and a touch of sugar. No chemicals. No additives. No kidding. We've also nixed the nitrites from our cured meats, switched to "true hue" banana peppers and olives without artificial colors, and created our own salad dressings, leaving the artificial preservatives behind.



KINJO SUSHI

11135 14TH N.E.

Kinjo Sushi Calgary has proudly been serving Calgary Sushi since 2005. Fast forward to today and we're still offering the same great experience at 6 locations throughout Calgary. At Kinjo Sushi & Grill, we offer authentic Japanese food, including Sushi, Tempura, Teriyaki and varieties of Japanese home-style dishes and delicacies. We source all of our ingredients from the best providers to ensure you're getting the freshest Sushi Calgary.



SPICE ROOM

6004 COUNTRY HILLS BLVD N.E.

Spice Room stands for happiness & light unique arrangements influenced by ancient Indian traditions. We serve and impress our customers with our online and takeaway service. Enjoy a spellbinding mix of old and new with effortlessly charming staff and luscious mouth-watering food that will make you want to come back for more.



RAMEN ICHINEN

#349, 3132 26ST N.E.

Japanese eatery specializing in authentic ramen & rice bowls, without MSG. Anyone who loves ramen knows one of the key ingredients in ramen is the broth, that's why Ramen Ichinen ensures their broth takes center stage with their pork broth boiling for over 12 hours before serving.



city of green



ROTARY GREENWAY
URBAN PATHWAYS



NOSE CREEK PARK
EXPERIENCE NATURE IN THE CITY



PRAIRIE WINDS PARK
OUTDOOR ACTIVITY DESTINATION



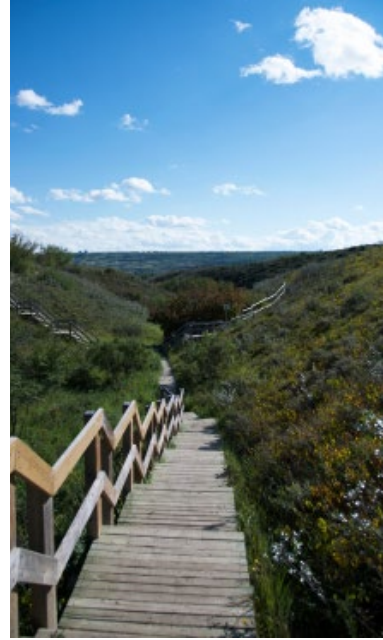
MCCALL LAKE
HOME OF FAMILY GOLF



WINGFIELD
DYNAMIC GOLFING EXPERIENCE



FOX HOLLOW
CALGARY'S MOST AFFORDABLE GOLFING



parks + pathways

ROTARY GREENWAY

6TH STREET N.E.

The Greenway is a 145km urban pathway system that encircles the entire City, serving Calgarians by providing a connected system throughout 55 communities around Calgary and also connects with almost 1,000km of existing pathways.

NOSE CREEK PARK

300 BEDDINGTON TRAIL N.E.

Nose Creek Pathway is a 17 mile, moderately trafficked out-and-back trail that features views of the Bow River. The trail is primarily used for jogging, running, bird watching, dog walking and road biking.

PRAIRIE WINDS PARK

223 CASTLERIDGE BLVD. N.E.

This large destination park is a one stop shop for all outdoor activities, including food trucks, festivals and events. This beautiful park features a playscape, ungraded wading pool, two skating rinks, tennis courts, cricket pitch and includes year-round universal washrooms.

golf courses

MCCALL LAKE

1600 32ND AVENUE N.E.

McCall Lake is an oasis in the middle of the city. It has two putting greens, a chipping area, driving range, clubhouse with a licensed snack bar, basic golf supplies, and offers golf lessons. Its nine hole Par 3 course has been nicknamed the "Home of Family Golf".

WINGFIELD

1200 26TH STREET S.W.

A 27-hole layout ranging from 5,300 to over 7,200 yards Wingfield is an ideal golf course for all golfers. Featuring clubhouse dining and lounge area, covered patio, practice facilities, and a separate tournament facility accommodating groups up to 250 people.

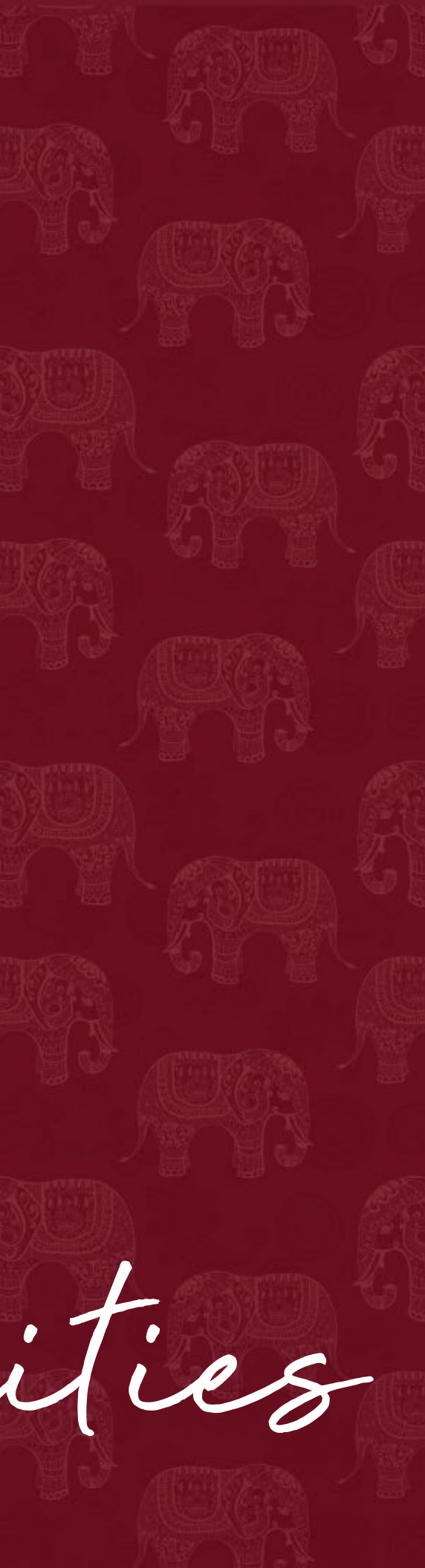
FOX HOLLOW

999 32ND AVENUE N.E.

Fox Hollow is a unique golf course in Calgary, featuring a 6,500 yard well manicured course, short game practice facility, and a heated 50 stall indoor driving range. Fox Hollow offers a high level of service and quality at the most competitive rates in the Calgary area.

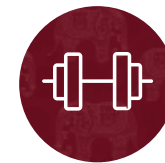


amenities





on-site for you



EXERCISE ROOM
GYM / WEIGHT ROOM



SPIN STUDIO
YOGA ROOM / SPIN STUDIO



PET SPA
GROOMING & WASH STATION



OWNER'S LOUNGE
MEDIA / REC ROOM



WORKSHOP / BIKE ROOM
BIKE STORAGE & WORKSHOP



2

BUILDINGS

5

STOREYS

\$300's

STARTING FROM

206

SUITES

2027

TENTATIVE OCCUPANCY

±678–893

SQ.FT. FLOOR PLANS



the
ARTHUR



unit specs

The Buildings

- 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 energy efficient contemporary light fixtures 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 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 appliances including dishwasher, microwave with integrated hood fan, electric 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.

MULBERRY

BUILDING
**CALGARY'S
BEST**