



IMPERIA

 TRUMAN



A NEW ERA OF URBAN LIVING



DOWNTOWN CALGARY

Infused with the spirit of 17th Ave, it's perfectly located on Calgary's iconic restaurant row and within the emerging Design District. Taste resides here in abundance.

The names and the labels are all signatures of a lifestyle that applauds ambition and achievement. Which is why it should come as no surprise that so many of the world's most esteemed restaurants, boutiques, and personalities await your discovery – not just along 10th Ave, but around every corner.

From a distance, the view of Calgary's skyline is what you would expect from a city of over 1.2 million people. But, when you find yourself in and amongst our downtown, you experience just how diverse and unique it is to Calgary. Cultural landmarks like the Bow building, New Central Library, National Music Centre and Glenbow Museum not only impress, but invite you in to explore and learn. Heritage buildings like Old City Hall, Calgary Public Building, and the Calgary Tower remind us of our history.

Grab a coffee at one of the many trendy cafés. Meet a friend for wine and appetizers on the patio of 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 at Gallery.

Whatever your fitness passion, you'll find fantastic options around 10th ave. Boxing, cycle & yoga classes, Crossfit and more. Looking for something to do with the kids?

Feed the fish at the Devonian Gardens, visit the discovery room at the Glenbow Museum, take a free train ride on the LRT to the Calgary Science Centre and Shaw Millennium Skate Park or discover the Riverfront Aquarium - the options are endless!



CENTRE OF IT ALL



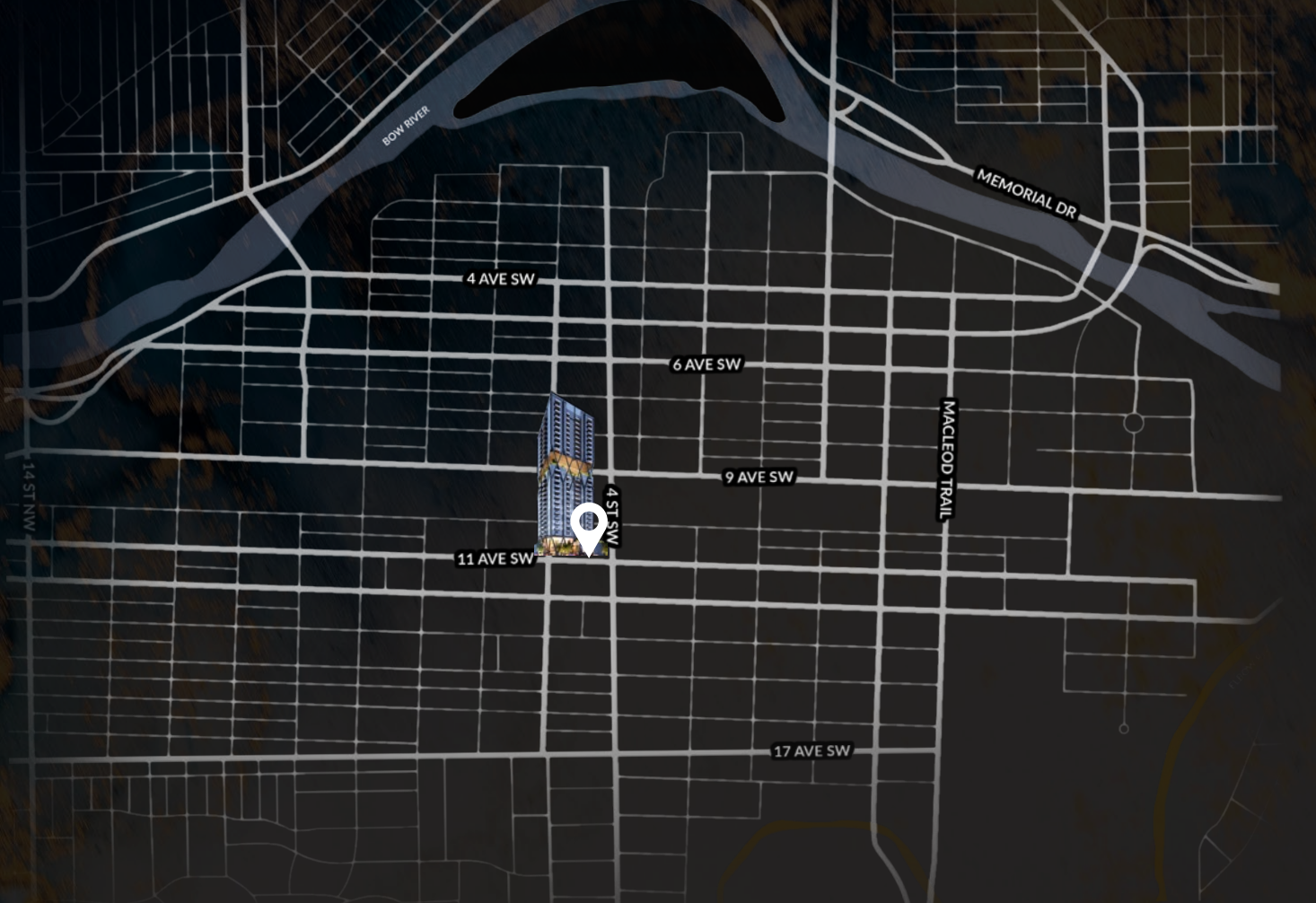
THRIVING CONNECTIVITY

Whether you bike, walk, drive or take public transportation, there are many ways to explore the city or get to where you need to be. Calgary is also home to the most extensive outdoor pathway and dedicated bike path network in North America. Home to over 1,000 kilometres of paved multi-use pathways with dozens of communities linked by the pathway system. The city also has another 290 kilometres of on-street bikeways, including dedicated bike lanes downtown.

Even if you have a vehicle, public transit is the way to go when getting around downtown. We recommend taking the CTrain, as it is affordable and easy to use. If walking is more your style, you can take the Plus15, which is a network of over 86 bridges and over 16 km of elevated, weather-protected and climate controlled walkways. Enabling pedestrian mobility, and providing views of the city. Want to try something a little more fun? Shared e-Scooters and e-Bikes are a great way to get to make your way throughout the city. You can ride a

e-Scooter city-wide on bicycle lanes, pathways, empty sidewalks and roadways with lower speed limits and lower traffic volumes.

Take in a view of the city skyline with a ride to Scotsman's Hill. Try biking the paved pathways to Prince's Island Park, exploring the island & admiring the inner-city wildlife including Canada geese and mallard ducks. Want to explore more of downtown? Bike one of the many bike lanes, or cycle tracks that provide a physical barrier from cars and sidewalks. Kick your adventure into high gear and explore Calgary on one of the countless bike paths that wind through some of the city's highlights, stunning parks and nature reserves. With over 900 kilometres of pathways and 400 kilometres of on-street bicycling routes, there is no shortage of choice for biking paths—whether you are a beginner or a road warrior. Missing the gear? Don't fear - Bike rentals are available at Bow Cycle & Sports, U of C Outdoor Centre, or Prince's Island Park!



27
STOREYS

273
UNITS

±475-888
SQ. FT. SUITES

\$450'S
STARTING PRICES

2028
OCCUPANCY

IMPERIA

DISCLAIMER: THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY BE MADE ONLY WITH A DISCLOSURE STATEMENT. PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE. E & O.E. EVERY INVESTMENT INVOLVES RISK, AND ANY PURCHASER OF REAL ESTATE IS RESPONSIBLE FOR THEIR OWN DUE DILIGENCE. ANY INTERESTED PARTY IS RESPONSIBLE FOR THEIR OWN MODEL ASSUMPTIONS, RESEARCH AND EVALUATION. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.







ALL
NIGHT
LONG

WINE & DINE

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 downtown 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 top eateries.



MODEL MILK

308 17TH AVENUE S.W.

We start by asking ourselves: what do we want to eat today, rather than what do we want to cook today? The former satisfies the belly, the latter only the ego. We created a restaurant where you can experience food that is both classic and original, both innovative and comforting. We source great quality local and regional products, prepare them simply, showcasing them at their best. Regardless of the ingredient or preparation we continually challenge ourselves to be better.

MAJOR TOM BAR

700 2ND STREET S.W.

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CHARCUT

899 CENTRE STREET

CHARCUT Roast House is one of Canada's most lauded restaurants. The restaurant's every detail – from the reclaimed local barn wood panelling to the mason jar chandeliers – transports the authenticity and soul of local, farm-fresh producers and their flavourful ingredients to downtown's most energetic restaurant and bar.

TEN FOOT HENRY

1209 1ST STREET S.W.

Ten Foot Henry is an all-day-restaurant that offers a fresh vegetable-anchored menu and fun, family style dining. We bridge the gap between what you should be eating and what you really want to eat.

Ten Foot Henry is named after a long time Calgary icon. Our namesake, Ten Foot Henry, is quite literally a 10 foot replica of the famed 1930 comic strip character, Henry.

BELTLINER

243 12TH AVENUE S.W.

The Beltliner is named after a Calgary's streetcar that ran down 12th Avenue SW in the early part of the last century. We're a modern and casual interpretation of the classic diner, offering a menu crafted with local, seasonal, artisanal and handmade ingredients. Our goal is to continually offer the freshest, most innovative, playful takes on diner fare in a fun and approachable setting. We take those classic diner staples you would expect and elevate them with great produce and modern techniques.

KOI

1011 1ST STREET S.W.

Koi is an intimate live music venue and Asian Fusion restaurant which caters to gluten free, vegetarian and pro-protein diets. Our passion is with the community, lending our space and skills to provide urban Calgary with a forward-thinking and inclusive environment. Supporting local art, music, and creativity - we host nightly events to showcase the talent that we have in our beautiful city.



BRIDGETTE BAR

739 10TH AVENUE S.W.

Bridgette Bar is a chef-driven bar in the heart of Calgary's Design District. Snack, indulge, bend an elbow & realize your day's full potential when you spend time at Bridgette Bar; a space where design, craft and culture intersect. This is a bar – and one that happens to serve great food. Chef JP Pedhirney brings new twists on old favourites, making for a playful menu that's prepared on a savoury wood-burning grill. All set in a historic, mid-century inspired setting to keep things interesting.

NATIVE TONGUES TAQUERIA

235 12TH AVENUE S.W.

Native Tongues has received numerous awards and accolades since opening its doors in 2015, including Calgary's 10 Best Overall Restaurants and Calgary's Best Mexican Restaurant in several local publications. Known for the use of high-quality, locally sourced ingredients and traditional cooking methods, rustic cantina vibe, and an open kitchen and bar area.



HONORABLE MENTIONS

1st Street Market Food Hall & Bar • 33 Acres Brewing Company • Al Café • Bar Annabelle • Bar Patricia • Barcelona Tavern • Bonterra Trattoria • Bottlescrew Bill's Pub • Bridgette Bar • Briggs Kitchen + Bar • Broken City Pub • Café Alchemist Inc • Cafe Artigiano • Cardinale Restaurant • Central Taps • Charcut Roast House • Chocoland Café • Charcut • Common Bond • Commonwealth Club • Craft Beer Market • Dark Arts Restaurant & Drink • Deville Coffee • Donna Mac • Earls Kitchen & Bar • Craft Beer Hall • Greta Bar • Goro & Gun • Hawthorn Dining Room & Bar • Home And Away • Hudsons Pub • Hy's Steakhouse and Cocktail Bar



A person wearing a checkered shirt, jeans, and white sneakers is holding several shopping bags. The background is a dark world map. The text 'STOP & SHOP' is overlaid in large white letters.

STOP & SHOP

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 downtown there's an abundance of variety, from luxury brand shops such as Simons, Saks Fifth Avenue, Roadrunner Vintage, and Winners, to designer boutiques and consignment shops.

ROCHE BOBOIS

225 10TH AVENUE S.W.

French editor and international leader in high end furniture. Furniture and designer sofas, lighting, and decorative accessories

ROADRUNNER VINTAGE

1012 MACLEOD TRAIL

Roadrunner Vintage is dedicated to contributing to sustainable fashion, supporting small and local businesses and artists and keeping alive the spirit of vintage era culture.

PURR

1227 9TH AVENUE S.E.

This unique clothing and accessories store carries a mix of casual street wear and beautiful designer pieces.

SALVEDGE

1002 MACLEOD TRAIL

Whether you're starting from scratch, reinventing yourself, or need select pieces to add to your wardrobe, our consignors are local fashionistas ready to pass on pre-loved trend-setting items.

STUFF

102 11TH AVENUE S.W.

Stuff operates under the belief that the experience of purchasing something is more than just typing in your payment type online, but enjoying the entire process of finding those special items.

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.

THE REVENTE

239 10TH AVENUE S.E.

The Revente is ambitious, ever-evolving marketplace. Online or in person, with the widest selection in Canada we continue to offer you authenticated, designer resale.

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.



OUT & ABOUT

Calgary is home to an exciting collection of attractions that will spark your imagination and get your heart racing. From the wild side of the Wilder Institute/Calgary Zoo to the sky high views of the Calgary Tower, our city has tons of fun things to do for an experience you will never forget.

GLOBE CINEMA

239 10TH AVENUE S.E.

An independent classic movie house dedicated to bringing Calgarians quality movies of all varieties, and are proud to participate in many of the wonderful annual film festivals this city has to offer.

JACK SINGER CONCERT HALL

225 8TH AVENUE S.W.

Custom-built for the Calgary Philharmonic Orchestra, the Jack Singer Concert Hall is ranked as one of the ten best concert halls in North America. It has hosted a wide range of acclaimed artists and ensembles, including Emmylou Harris, Jason Mraz, Weird Al, Jim Cuddy, Bruce Cockburn, and John Cleese! It's also home to the world-famous Carthy Organ.

ARTS COMMON

208 8TH AVENUE S.E.

A multi-venue arts centre, hosting everything from cultural events, theatre workshops, annual general meetings, graduations, weddings and more!

GLENBOW MUSEUM

190 9TH AVENUE S.E.

An exceptional collection of art and historical objects that explore historical and contemporary art, fashion, design and innovation from around the world.

DEVONIAN GARDENS

333 7TH AVENUE S.W.

An urban oasis in the heart of Calgary that offers one hectare of botanical gardens including over 500 trees, 50 varieties of plants, a 900 sq. ft. living wall, fountains, fish ponds and a playground to climb and explore.

OLYMPIC PLAZA

228 8TH AVENUE S.W.

Olympic Plaza was built in 1988 for the Olympic Winter Games in Calgary as the site of the medal presentation ceremonies and now hosts many special out door events & festivals throughout the year. In the winter, it is used as a public ice skating area.

NATIONAL

341 12TH AVENUE S.W.

At National on 10th, we've maintained the charm of our 17th Avenue location, while creating the best place to eat, drink, and play in the city's core. Settle old scores on the ping pong and foosball tables, or head downstairs to bowl a few frames at our 8-lane bowling alley.

STAMPEDE PARK

20 ROUNDUP WAY S.E.

Stampede Park is comprised of multiple venues that host concerts and events throughout the year, including the Calgary Stampede. The BMO Centre is the premier venue for consumer and trade shows, special events, meetings and conferences.



TIME FOR TEE

Calgary is home to world class golf courses in and around the city for all skill levels. You can find everything from PGA style courses to public city par 3 courses. Best of all, Calgary's golf season starts early in the year with long days of sunshine to enjoy a quick nine holes or a full round at the top places to golf in the city. From top local public courses in the city and the best mountain golf courses to indoor driving ranges and virtual golf experiences, check out some of the best golf courses in and around Calgary.



SHAGANAPPI POINT

1200 26TH STREET S.W.

Shaganappi Point Golf Course is a public city-run golf course, just minutes from downtown. Featuring both nine and 18-hole intermediate courses, putting green overlooking expansive views of the city, a 44-stall driving range, small clubhouse with a licensed snack bar, basic golf supplies, and golf lessons.

RIVERSIDE

110 POINT MCKAY CRESCENT N.W.

Riverside Golf Centre is Calgary's largest and most unique indoor golf facility. This indoor driving range provides a certified Ping & Titleist club fitting centre, 11 state of the art indoor golf simulators, 15 stall indoor driving range, golf lessons from certified golf professionals, fully licensed restaurant and pro shop.



INGLEWOOD GOLF & CURLING CLUB

19 GOSLING WAY S.E.

This prestigious course is not only in a great location, but also one of the finest semi-private 18-hole Championship courses in the Calgary area. Dating back to the 1930's, this par 71 layout boasts superb conditions and is very traditional in layout with amazing views of the Bow River, Bird Sanctuary and city skyline.

CALGARY GOLF & COUNTRY CLUB

1600 32ND AVENUE N.E.

Ranked third best course in the entirety of the province, this exclusive golf and country club features 18 holes laid out on a tight, 126-acre site encompassed by the Elbow River.



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 drink (or three), appetizers or dinner at a great restaurant on 10th ave, enjoy a night walk in Lindsay Park, and take an e-Scooter down to the river. Or spend your day shopping at boutiques and book stores & end the evening with drinks at one of the multiple pubs & restaurants.

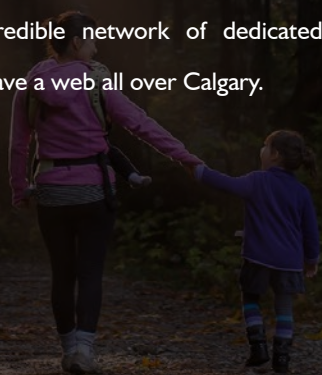
THE ROCKY MOUNTAINS

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

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 Gallery is The Great Trail by Trans Canada Trail— your gateway to the incredible network of dedicated pedestrian pathways that weave a web all over Calgary.



ENMAX PARK

ELBOW RIVER & MACDONALD AVE S.E.

ENMAX Park is a 16-acre green space along the Elbow River. Linked to Calgary's 900-kilometre pathway system and the 23,000-kilometre Trans Canada Trail, ENMAX Park is home to the 650-metre-long Cenovus Legacy Trail that weaves through the park telling the story of the area through the lenses of First Nations People, Calgary and the Calgary Stampede.

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.

HIGH PARK

340 10TH AVENUE S.W.

Escape to High Park where the expansive views east and west down the CP Rail lines are like no other in the city. Soak in the sunshine and enjoy the fresh air high above the streets below. High Park is a new rooftop public park and event space in the Beltline serving as an exciting destination for residents and visitors to the city

PEARCE ESTATE PARK

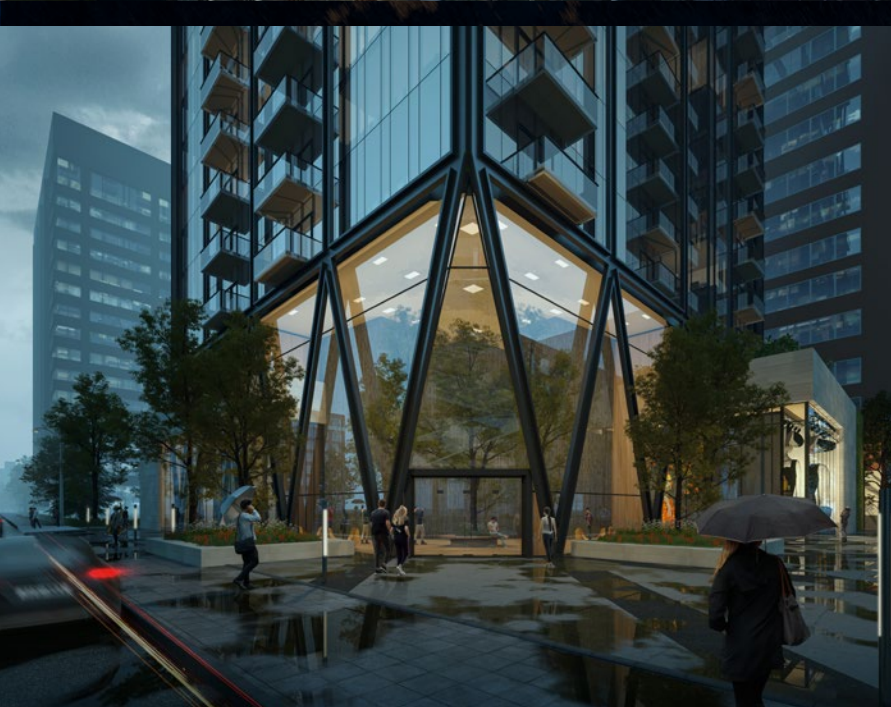
1440 17A STREET S.E.

Pearce Estate Park lies in a curve of the Bow River as it flows through the southeast part of Calgary and contains a 15 hectare reconstructed wetland.





IMPERIA



ON-SITE AMENITIES

OUTDOOR PATIO

LOUNGE & SEATING AREA

BBQ LOUNGE

BBQ AREA & SEATING

EXERCISE ROOM

GYM & CLIMBLING WALL

OUTDOOR FITNESS

YOGA PATIO

INDOOR FITNESS

YOGA ROOM

GAMER LOUNGE

GOLF SIMULATOR

VAULT LOUNGE

BILLIARDS, BAR & SEATING AREA

UPPER VAULT

2ND LEVEL BAR & SEATING AREA

PET SPA

WASH & GROOMING STATION

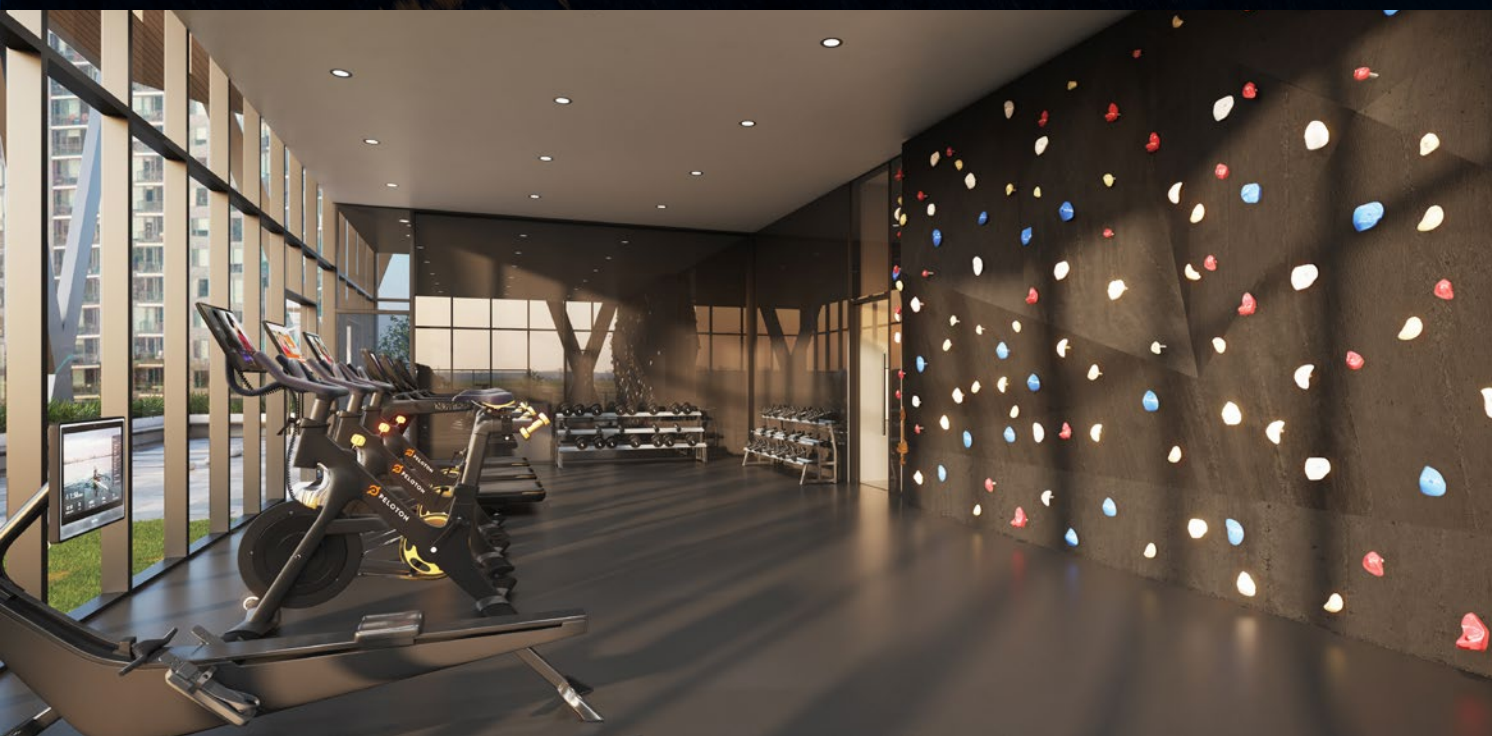
DOG RUN

ARTIFICIAL GRASS AREA

MEDIA LOUNGE

THEATRE ROOM







EXECUTIVE FLOOR PLAN

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
- Lobbies, hallways and common amenities adorned with luxurious finishings

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 full height Quartz backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving appliance package including integrated panelled dishwasher & refrigerator, gas range, front-load washer & dryer *(as per plan)*

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 contemporary light fixtures and pot lights throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings

THE BATHROOMS

- Polished quartz eased edge countertops
- TRUspace® integrated storage cabinetry
- TRUspace® vanity for maximum storage
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers
- 10mil glass shower door *(as per plan)*



SIGNATURE FLOOR PLAN





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**

Live better.® Live Truman.

IMPERIA

 TRUMAN

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