

FEATURE SHEET

Suite Features

- Telus – fiber optic service, free internet and TV for 1 year.
- Heat included in rent. Water and Power is extra – landlord sub-metered by Solution 105.
- Smooth top stove – Stainless Whirlpool appliances fridge, stove, dishwasher, over-the range microwave.
- In-suite washer and dryer.
- Radiant baseboard heat with individual control in each suite.
- Air conditioning with in-wall unit in each suite.
- 9' high ceilings throughout.
- Kitchen Finishes: Thermally fused laminate doors and panels, two colours, quartz counter-tops, Moen taps, subway tile backsplash, LED lighting.
- Bathroom Finishes: one-piece acrylic tub/shower with tile surround, quartz counter-top and backsplash, drawers, under-mount sink, full width of vanity mirror, Moen taps with low flow shower heads, elongated low-flow toilets.
- Triple paned, vinyl windows – energy efficient and quiet.
- LVT flooring throughout (including bath and bedrooms).
- All windows come with fabric roll blinds – 97% light blocking in living areas, 99% in bedroom.

Building Features

- Large storage rooms located on each floor – available for rent at an additional fee.
- Electronic mailbox for online purchases.
- Video security system – perimeter, garage ramp, entry doors, elevator, bike room, all corridors, parkade – digital record.
- Enterphone and key-fob system for secure access throughout – including all stairwell doors.
- Rooftop patio with planters, seating and spectacular city views.
- Secure bicycle storage on main floor with pump and repair station with tools, and commercial bike racks. Key fob access and video monitoring for security.
- Combination bike wash/dog wash in main floor bicycle storage room.
- Non-smoking building.
- Heated underground parking.
- Pet-friendly building.
- Professional landscaping and mature trees.
- Tastefully decorated lobby.

Location Features

- Amazing Central Location – close to downtown, NAIT, MacEwan, transit.
- Kingsway Mall and Oliver Square, Brewery District close by.
- Mature, quiet residential neighborhood.
- Adjacent to parks.
- Schools nearby.
- Royal Alexandra hospital close by.

Green Features

- Energy efficient boiler.
- Building envelope meets latest guidelines.
- Triple paned windows.
- Low flow shower head/taps.
- Low emission paints.
- High efficiency LED lighting throughout.
- Individually controlled heating in each suite.
- Superior construction procedures to reduce waste.