

frontier

kensington



frontier

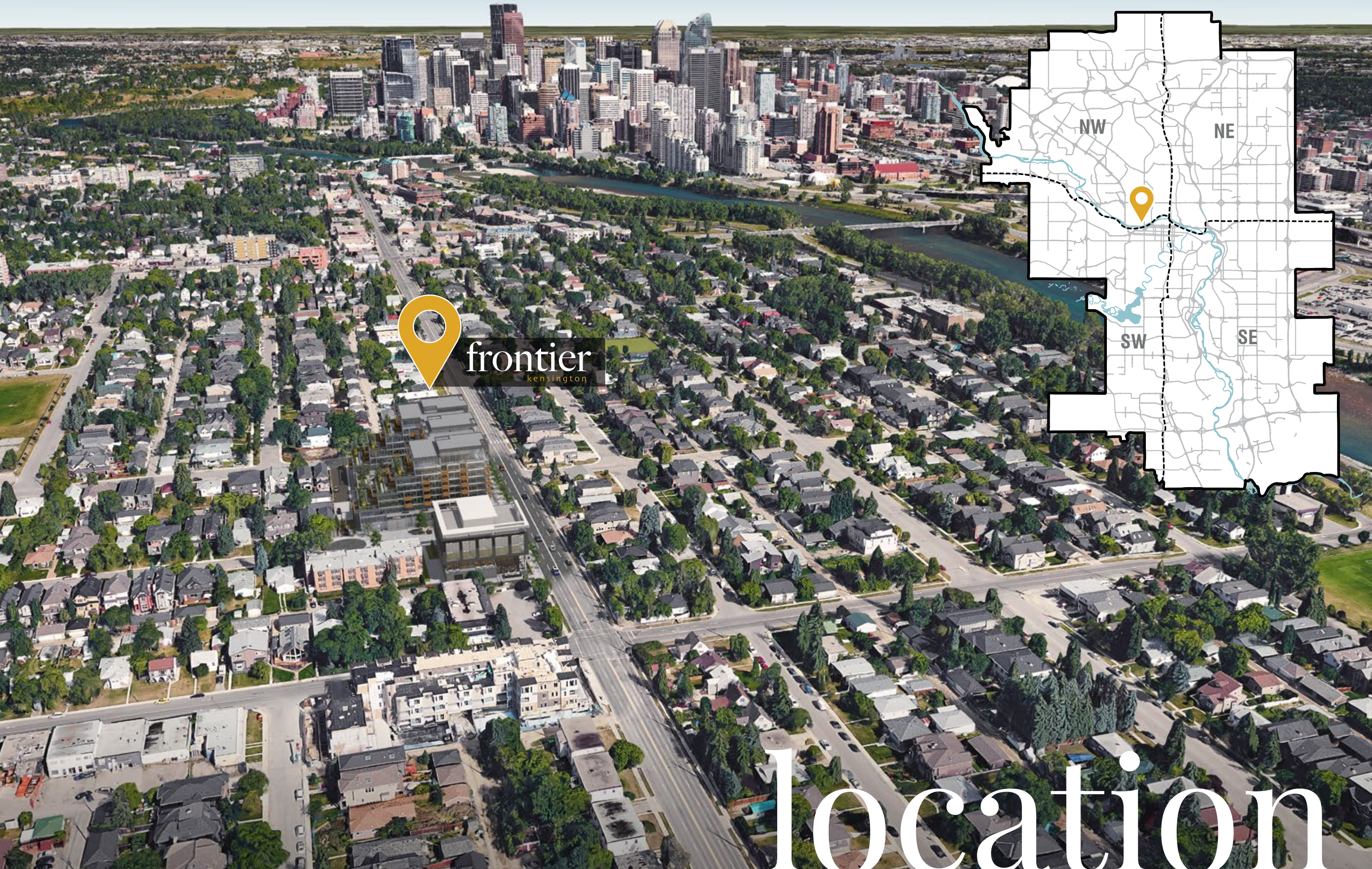
Located at the apex of one of Calgary's most coveted neighbourhoods, the Frontier in Kensington brings together hotel-inspired style and active urban living. Frontier will be an eight-storey concrete built, mixed-use building comprised of 228 units and ±28,000 square feet of commercial space; featuring exciting ground-level retailers such as a premium cafe/coffee shop, liquor store, & grocery store. The suites come complete with luxurious fit & finish specifications along with bountiful common area amenities such as a gym, pet spa, bike storage and owner's lounge.

frontier
kensington



TRUMAN





 **frontier**
kensington

Location

CALGARY'S BEST

Inner-City *Living*

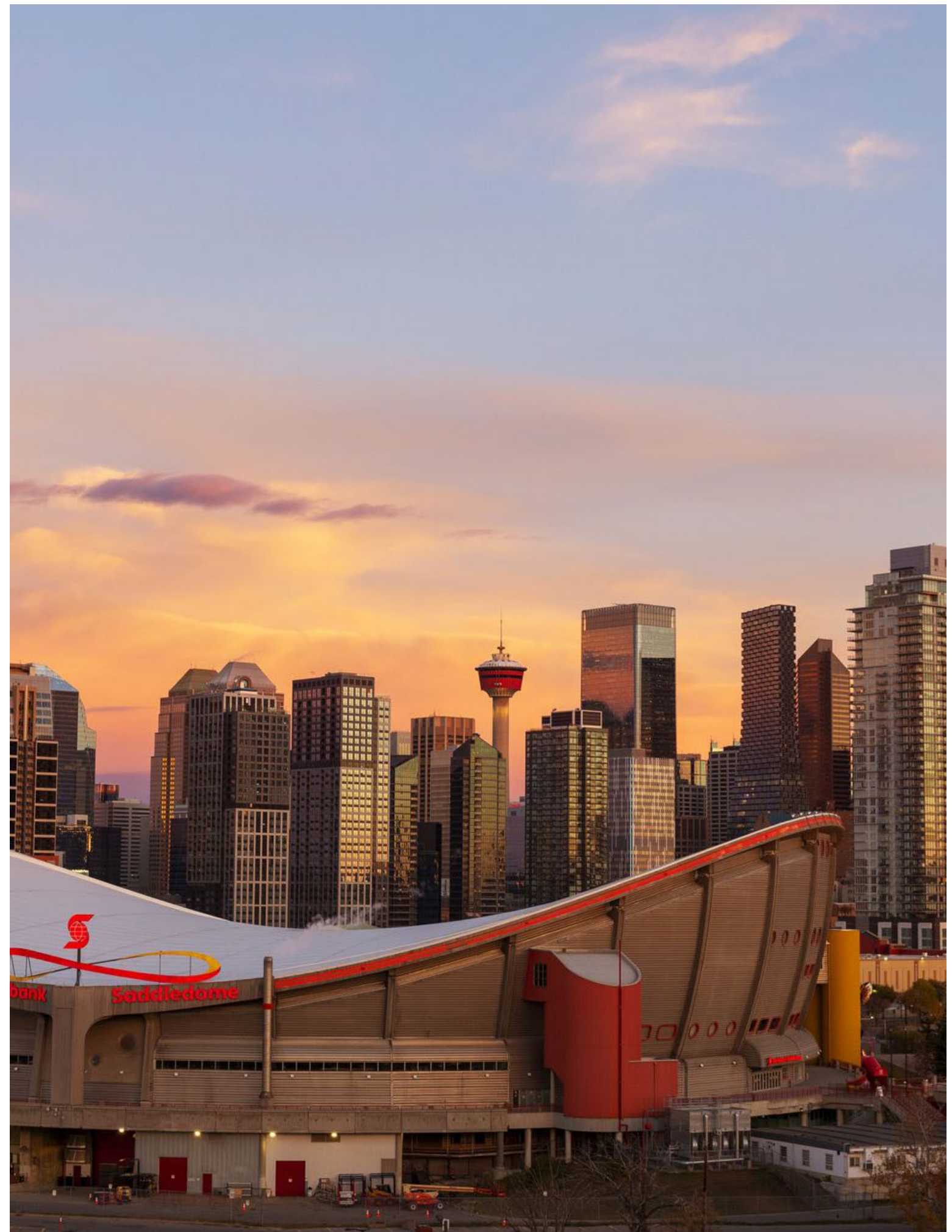
Discover Kensington

With over 250 businesses, Kensington is one of Calgary's most vibrant communities. There is no better location than Kensington. It combines the sophisticated allure of local boutiques and trendy restaurants and pubs with the simple pleasure of people-watching from sidewalk patios and casual hangout spots. Just minutes away from Sunnyside C-Train station, the Bow river, Prince's Island Park, grocery stores, gyms, cafes, schools, and playgrounds – this location can't be beat.



Unique Atmosphere

A trendy meeting location for the younger generation while still maintaining olde style & charm to the buildings and infrastructure. The Kensington atmosphere is hard to replicate anywhere else. This eclectic village weaves historic and modern elements, making this a truly unique and vibrant neighbourhood.





Right in Your Neighbourhood

Saturated with trendy cafes, European inspired winebars and culinary hot spots, Kensington is the place to gather and socialize. Straddling the neighbourhoods of Hillhurst & Sunnyside, the hub of activity is located along Kensington Road and 10th Street NW. Don't be fooled by Kensington's size, this area fights above it's weight class, with over 250 shops and services.

A hidden gem about a block east in the Sunnyside neighbourhood is Cafe Vendome – a place you'd never find on your own but with unforgettable for the coffee, goodies and sunlit room full of long time happy customers. Their motto is a touch of Europe in the heart of Sunnyside and that's truly how it feels. Another hidden gem in the area is Chateau and

Cuisine – a cooking school run by two classically trained chefs – Thierry Meret and Marney Fudge. They offer cooking classes and private events several nights a week in the intimate setting of their school.

On Kensington Road it is fun to take in a B-run movie or live improv event at The Plaza Theatre. Built in 1929 in Art Deco style (originally a mechanic's garage) is one of the area's most iconic and beloved buildings. If you want to join all the locals for fun in Kensington, watch for their Sun and Salsa Festival each July, a Harry Potter Diagon Alley Day annually and Christmas in the Village each holiday season.



History

Kensington was originally a large farm owned by Ezra Riley. Ezra was an MLA in the Alberta Legislature and he subdivided his farm into one of Calgary's first suburb developments. Riley Park is named for him and it's a welcome oasis of manicured green grass and tall shade trees nestled into the heart of the city. It has a wading pool for toddlers and their parents to enjoy on hot summer days and an Aussie Rules football team and several cricket teams play there on weekends. There are botanical gardens adorning the hill between the park and SAIT's campus above.

Just west of Riley Park is the Hillhurst-Sunnyside Community centre. This is home to a farmers' market – one of Calgary's most successful – which is held weekly on Wednesdays. There is usually entertainment and food to eat on site along with locally grown produce from some of Southern Alberta's best growers.

Go your own way.

Thriving Connectivity

Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music – Kensington has it all – and commuting in and around the neighbourhood proves seamless with pathways weaving through the surrounding areas and in to downtown.



The centrally located streets are ultra pedestrian friendly. Walk across the Louise Bridge from downtown, ride along the bike path, or use the Sunnyside C-Train station and several bus stops. If you drive and park, the 'loop' layout of Kensington will take you back to your spot without missing a thing.



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 Kensington called Sunnyside (named after one of the two adjacent communities). This station is one stop out of the west end of downtown.

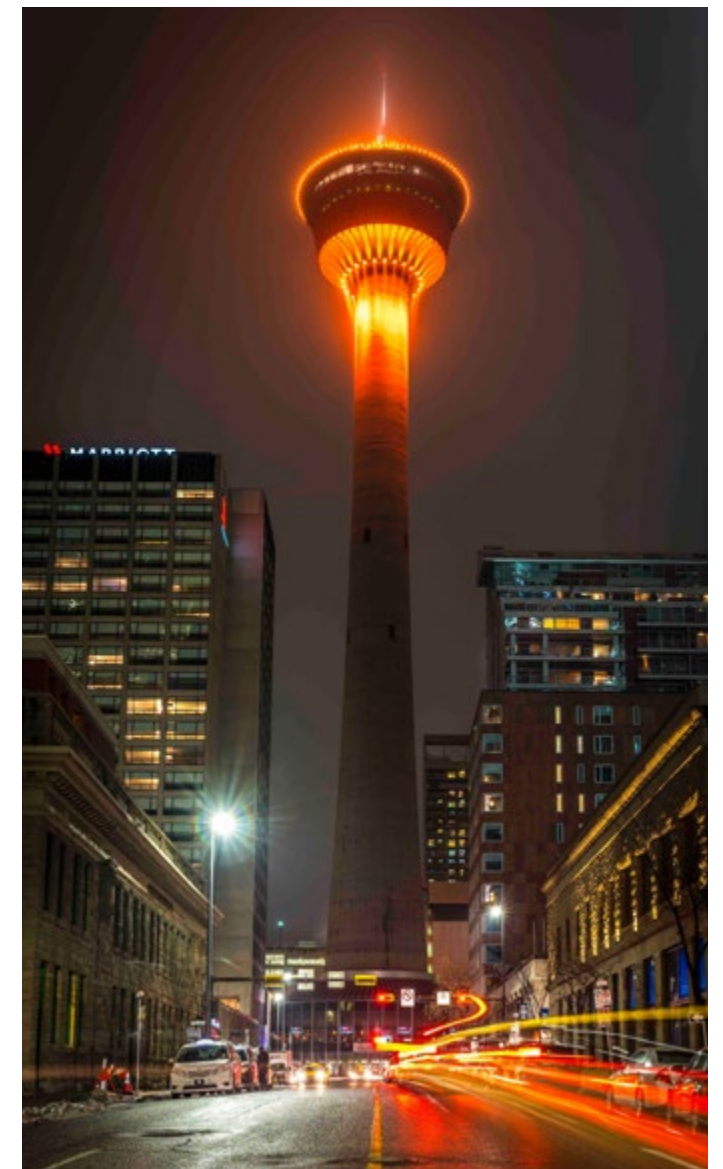
If walking is more your style, you can take in the scenery while walking through some of the most iconic attractions in the area and get a real taste of what the city is all about. Walking from Kensington to the Central Library, Olympic Plaza or City Hall is about a 10km loop.

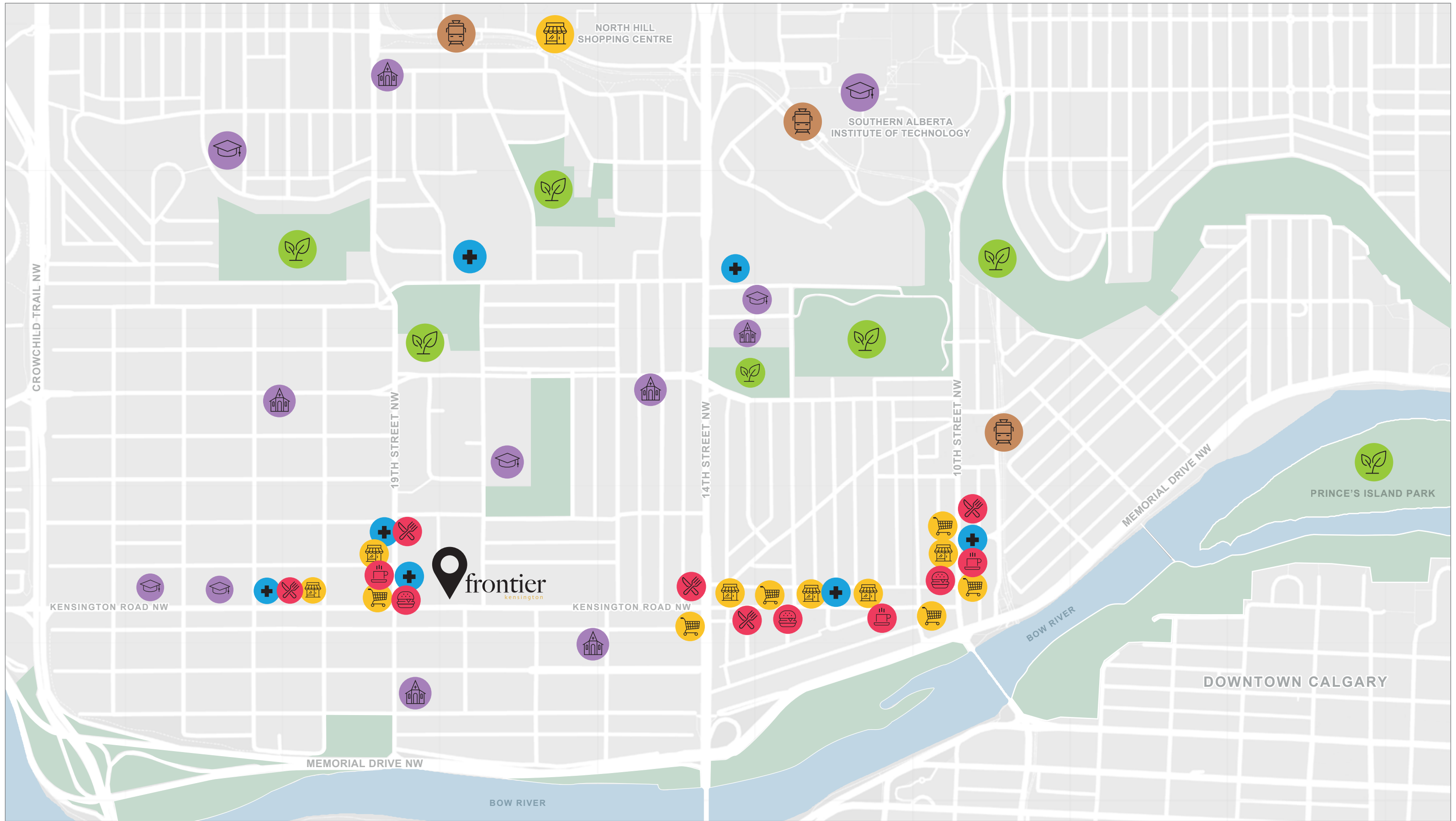
Biking

Take a view of the city skyline with a ride along the Bow River, all the way down to Edworthy Park. 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 NW? Bike the pathways along the stream of Confederation Park. The beautifully maintained and manicured recreational park provides an array of amenities like picnic tables, tennis courts and a golf course.

Taking a relaxing ride with the family – try biking through the quaint and well-kept Riley Park. 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!





-  FRONTIER CONDOS
-  SHOPPING / GROCERY
-  RESTAURANT / CAFE / FAST FOOD
-  MEDICAL / DENTAL / PHARMACY
-  PARK / RECREATION
-  SCHOOL / CHURCH
-  TRANSIT STATION



lifestyle

- EAT OUT -

Must-Tries *of* Kensington

Eating is a full-on sensory experience. The better the food looks, the more delicious it somehow tastes. Many purveyors of food in Kensington go all out in designing food that you'd want to photograph and brag about. But 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 Kensington's top eateries. File away the photos in your mind for later dining-out ideas.



MODERN STEAK

100 8TH AVENUE S.E.

NO. **1**

Modern Steak joins two concepts into one - a modern steakhouse and cocktail lounge. A stunning space connected by an open floor to ceiling 40ft atrium that connects two different levels. The upper level is pure dining in the most "modern" sense, the lower level is a full bar & lounge that fades into an energetic dining room. Modern Steak offers a rotating menu that focuses on local, seasonal and organic ingredients to create inventive dishes that reflect evolving culinary trends, coupled with an experience and atmosphere you will not forget.



NO. 2

HAYDEN BLOCK

1136 KENSINGTON ROAD N.W.

Hayden Block Smoke & Whiskey is a must try BBQ joint with rustic and Southern decor, serving up the best Texas barbecue outside of the "Lonestar State. With BBQ classics like brisket, house-smoked from 10-14 hours, trays, sides and the largest whiskey list in town, you'll never go hungry or thirsty again. Swing by after 10 p.m. to enjoy the "Late Night Meats" special where all meats are half off, while supplies last. Or take a seat with the family on their heated backyard whiskey garden patio for brunch.



NO. 4

BLANCO CANTINA

1140 KENSINGTON ROAD N.W.

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. 3

OXBOW

1126 MEMORIAL DRIVE N.W.

Enjoy comfort food favourites with a lavish twist. Nestled in Hotel Arts Kensington, Oxbow offers you a cozy gathering place to enjoy imaginative food & drink with good company. Crafted with local and seasonal ingredients, Oxbow welcomes you to appreciate dining as it was meant to be: honestly uncomplicated. So stay for a little, stay for awhile - delightfully unexpected experiences for you to share with both new friends & familiar company.



NO. 5

VERO BISTRO MODERNE

209 10TH STREET N.W.

Owner & chef Jenny Chan started the restaurant in 2008, serving "modern interpretations of Italian and French cuisine." The word "Vero" in Italian means "true." Vero Bistro likes to be creative but at the same time, they strive for bringing their customers the true heart of the different cuisines of Italy, Vero Bistro has been named best restaurant in Calgary & fourth best restaurant in Canada by Trip Advisor.

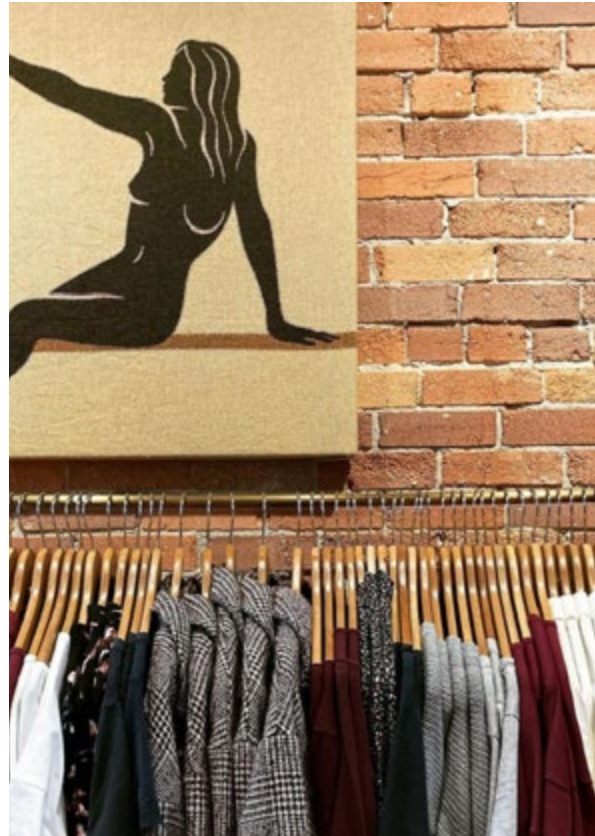


– STILL A THING –

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 Kensington, there's a veritable embarrassment of riches in retail options, from luxury brand shops such as Brooklyn Clothing, Metro Element, and Winners, to designer boutiques and consignment shops.





BROOKLYN CLOTHING

1211 KENSINGTON ROAD N.W.

Established in 2003, this specialty menswear store is the go-to location for a variety of clothing from premium denim to high quality boots.

PURR CLOTHING

112 10TH STREET N.W.

This unique clothing & accessories store, carries a mix of casual street wear and beautiful designer pieces. They also have Purrr Petite that carries baby clothing, toys and books.

HOLT RENFREW

510 8TH AVENUE S.W.

When it comes to shopping downtown, you'll find it hard to find a better alternative than the Core. Holt Renfrew in Calgary's downtown core, only 8 minutes from Frontier.

METRO ELEMENT

1221 KENSINGTON ROAD N.W.

Metro Element is a lifestyle boutique offering the finest home furnishings, home decor, floral arrangements, plants, gifts and furniture backed by friendly & prompt service.

RIDLEY'S CYCLE

223 10TH STREET N.W.

Ridley's Cycle is a friendly and well run business, committed to supporting people who love to ride bicycles. Offering a large selection of bikes and bike repair.

SKOAH

116 10TH STREET N.W.

Skoah is a plant based skin care company made with high quality ingredients, founded in Vancouver, British Columbia in 2001.

WINNERS

1632 14TH AVENUE N.W.

Winners is an off-price retailer that values brand, fashion, price & quality. They deliver value on selections of high quality items at 20%-60% below full-price.

KISMET

1221 KENSINGTON ROAD N.W.

Calgary owned and operated boutique. Carrying unique clothing, jewellery and accessories from Canada and Europe

– TIME FOR TEE –

Above Par



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.

SHAGANAPPI POINT

1200 26TH STREET S.W.

Shaganappi Point boasts amazing views of downtown Calgary on the back 9 overlooking the south bank of the Bow River. Just minutes from downtown, our two shorter length golf courses offer fun and challenging holes. The small clubhouse has a licensed snack bar and basic golf supplies.

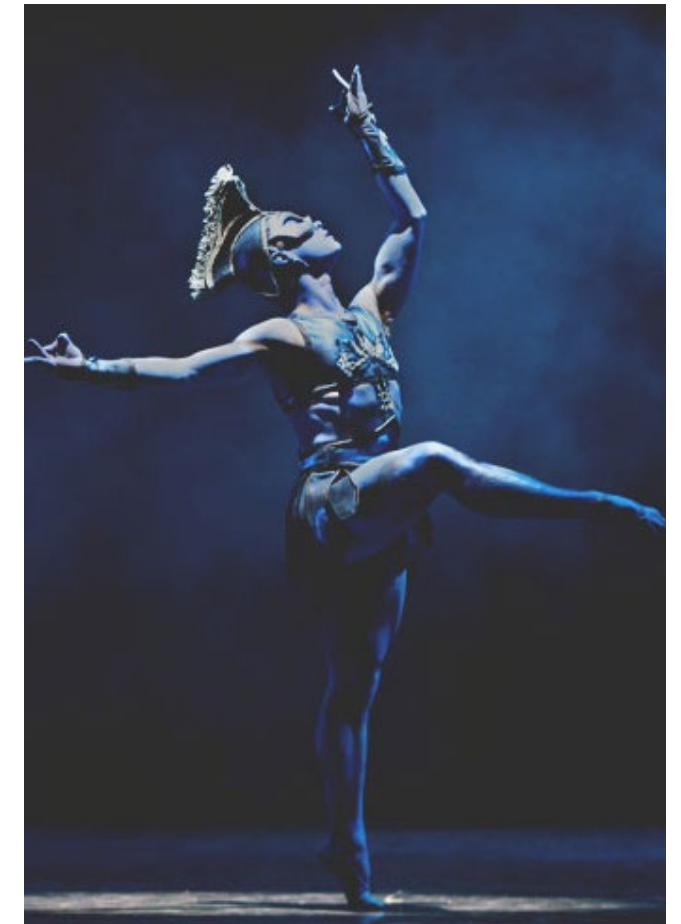
CONFEDERATION PARK

3204 COLLINGWOOD DRIVE N.W.

Confederation Park is an advanced 9 hole course with long, wide fairways. You'll find some challenging par 3 holes and a good mix of par 4 & 5 holes. Practice your swing at our two-tier driving range with 47 stalls. The club house offers a licensed snack bar, basic golf supplies, and offers golf lessons.

– 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, and visiting 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 the downtown core, enjoy a night walk in the city's huge Prince's Island Park & across the iconic Peace Bridge, and walk down the river for a drink at the River Cafe. Or spend your day, shopping at boutiques, book stores and historic movie theater, & end the evening with drinks at one of the multiple pubs & restaurants.

The Mountains

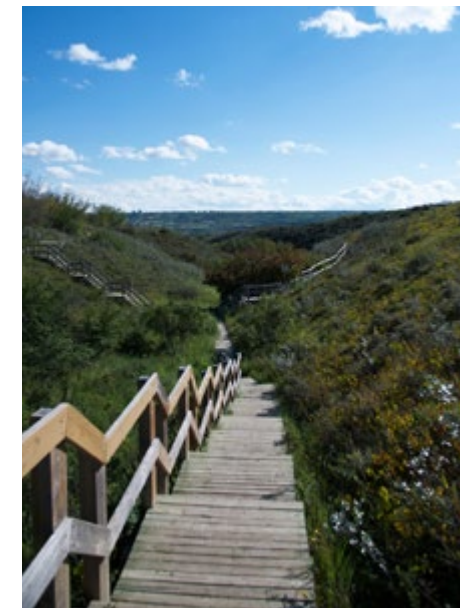
If you fancy some out of the city adventure, try the 4.5 hour Canmore Caving Explorer Tour, go for a hike on one of the hundreds of trails surrounding Banff & Canmore, bring your blanket and pack some chocolate for a romantic picnic in the Rocky Mountains, or go to local shops to buy souvenirs for all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

BOW RIVER TRAIL

MEMORIAL DRIVE N.W.

A 6.1 km loop trail that follows the Bow River Pathway passes by some of the inner city's most interesting neighborhoods. There are plenty of places near the path to stop for a bite, or have a cold drink on a patio. Several parks along the way provide a green break from the city, and also make a nice spot for a picnic.

RILEY PARK

800 12TH STREET N.W.

A beautiful and popular destination, located directly south of SAIT & the Jubilee auditorium. Encompassing 9 hectares, Riley Park features plenty of picnic tables, playgrounds, a cricket pitch, wading pool, and the Senator Patrick Burns Memorial Garden.

Hit the *books*.

Learning is part of life, and it never stops. At Frontier, 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.



WESTMOUNT CHARTER

728 32ND STREET N.W.

Westmount is the only K-12 congregated setting in Alberta for gifted students. The school serves approximately 1200 students who represent a broad range of diversity including race, sex, gender identity, gender expression, English as an Additional Language, special education needs, and high-achievement.

CALGARY QUEST

3405 SPRUCE DRIVE S.W.

At Calgary Quest School, they focus on the ability within disability. Their team of teachers, therapists, instructional assistants, and support staff create a caring and safe environment which respects each student's ability and supports them in reaching their potential.

CALGARY ARTS ACADEMY

2036 20TH AVENUE S.W.

Calgary Arts Academy is an innovative, progressive Kindergarten to Year 11 public charter school that engages children through Arts. As the only school of its kind in North America, Calgary Arts Academy delivers the Alberta curriculum through the immersion of the five fine arts: music, visual art, dance, drama and literary art.



amenities



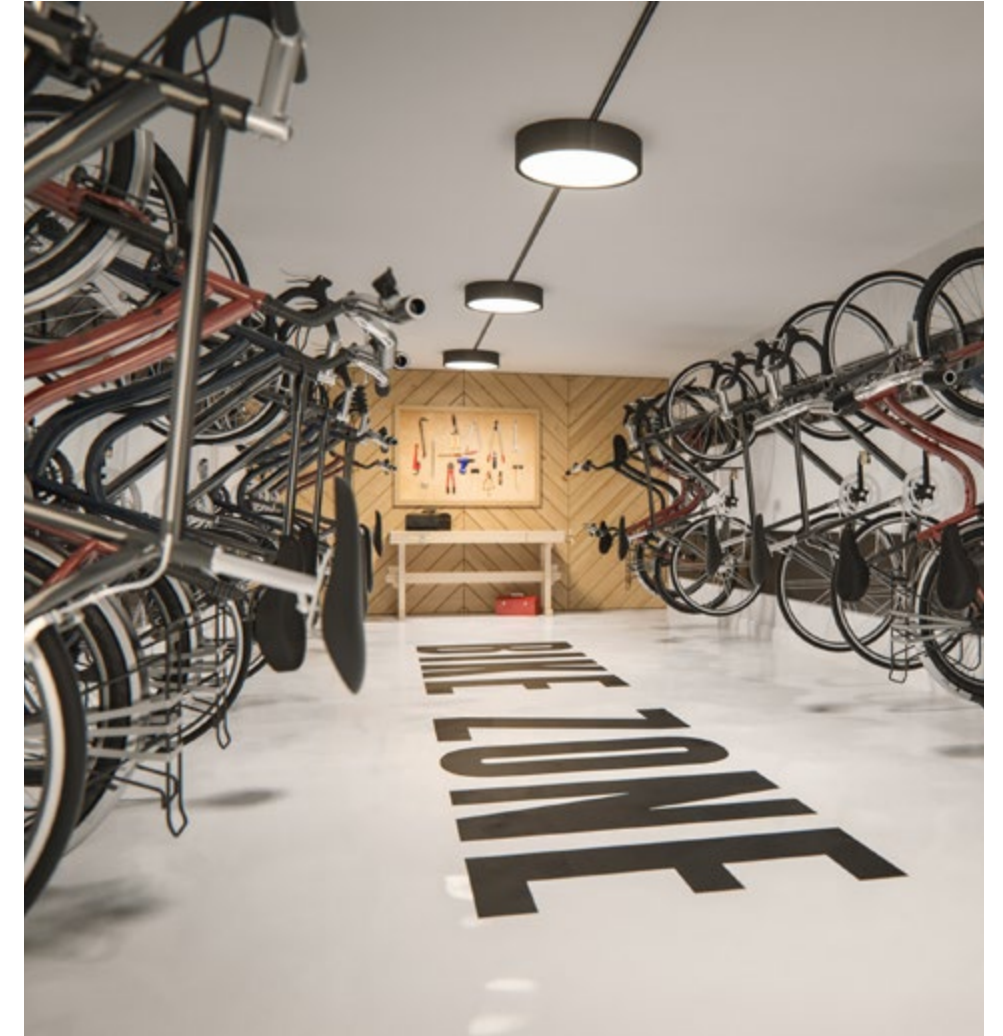
RETAILERS

GROUND LEVEL SHOPS & SERVICES



GRAND ENTRANCE

SECURE LOBBY FOYER



BIKE ROOM

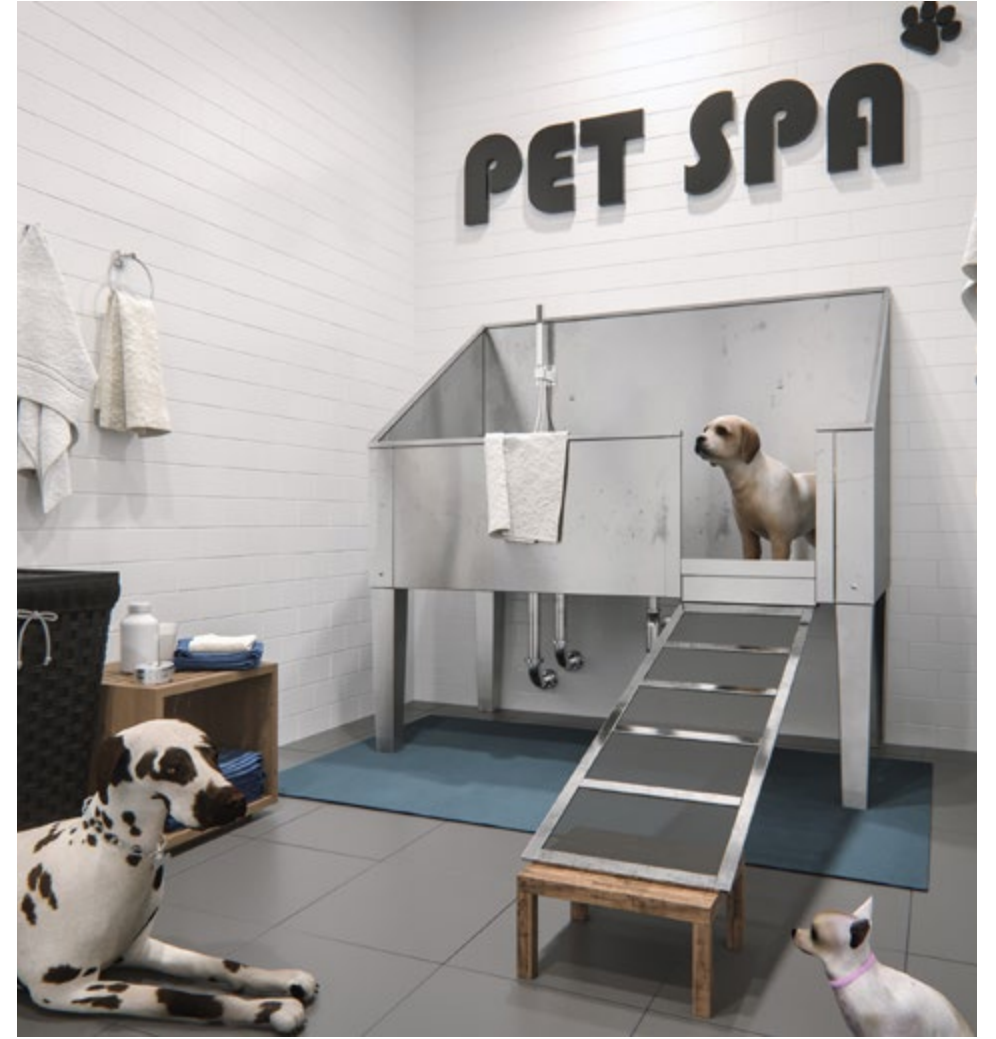
STORAGE & WORKSHOP



EXERCISE ROOM
GYM / YOGA STUDIO



THEATRE ROOM
MEDIA / MOVIE ROOM



PET SPA
GROOMING & WASH STATION

TRUMAN

DEVELOPER

8

STOREYS

S2

ARCHITECT

258

SUITES

\$300's

UNIT STARTING PRICES

±28,000

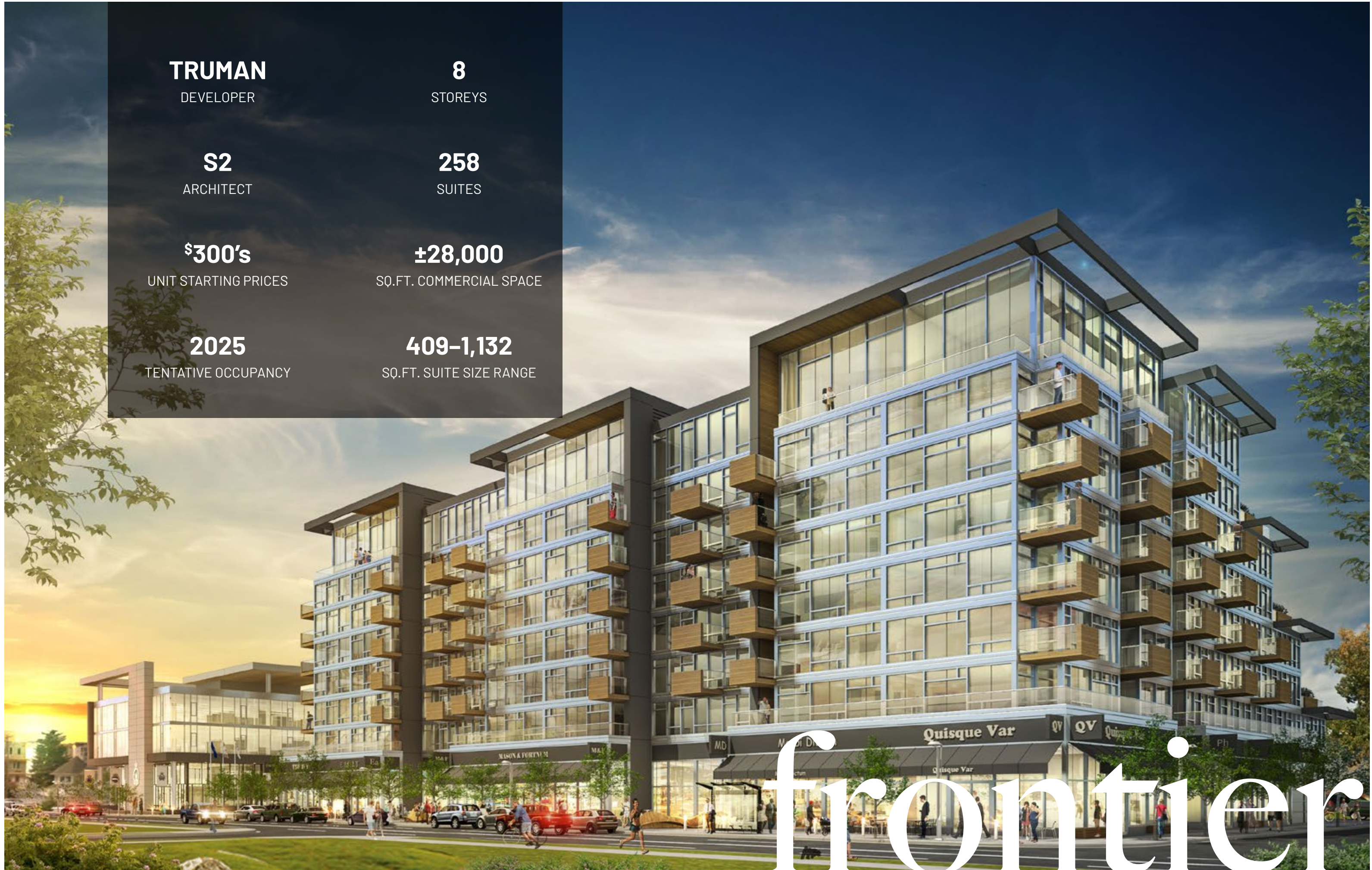
SQ.FT. COMMERCIAL SPACE

2025

TENTATIVE OCCUPANCY

409-1,132

SQ.FT. SUITE SIZE RANGE





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
- Concrete construction building with two elevators and a spacious entrance lobby
- 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
- 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.

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**CALGARY'S
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