

AVENUE
WEST END

FEATURES

ARCHITECTURAL APPEAL

- Grosvenor and Cressey, two trusted names in the design and development of exceptional communities, have come together to create Avenue.
- Designed by internationally acclaimed James KM Cheng Architects + IBI Group, Avenue consists of two landmark towers located steps from Calgary's Bow River and Downtown.
- Avenue's design impresses with extensive use of high quality materials and thoughtful floorplans made for functional living.
- Arrive at the building's porte cochere and make your entrance into Avenue's grand, hotel-inspired lobby. Its dramatic, elegant finishes include high ceilings, porcelain flooring and exceptional lighting.
- Enjoy the convenience and cachet of having a concierge greet you as you arrive home.
- The drama of the lobby is increased by a series of glass Skybridges – a transparent glass atrium, walkway and stairway – that connects Avenue's two residential towers at levels two through five.

MODERN INTERIORS

- Experience functional, sophisticated and innovative interiors by Trepp Design, featuring the CresseyKitchen™.
- Step into your home over a honed marble threshold and through a contemporary flat-panel door with polished chrome lever.
- Choose from one of three natural and classic colour palettes: Ash, Walnut or Oak.
- Designed to be elegant from the ground up, Avenue homes feature engineered hardwood wide-plank flooring in Ash, Walnut or Oak throughout the main living areas.
- Walk in comfort and style on pure wool-blended broadloom carpeting in all bedrooms, with 5 1/4" baseboards throughout.
- Over-height*, smooth-finish ceilings create a modern, airy feel.
- Maximize views and light with expansive low-E windows.
- Ensure your privacy with sleek rollerblinds on all windows.
- Keep your closets arranged beautifully with custom organizers (upgrade option).

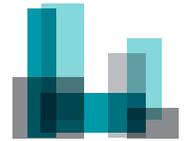
CRESSEYKITCHEN™

The CresseyKitchen™ offers seamless functionality and a sophisticated design with its walk-through layout, ample storage space and high quality finishes.

Every CresseyKitchen™ includes a superior appliance package:

- 48 inches of fully integrated refrigeration by Blomberg.
- Stainless steel, five-burner gas cooktop by Porter & Charles with a slide-out hood fan.
- Stainless steel wall oven by Porter & Charles is located either in the chef wall or below the cooktop.
- Stainless steel built-in microwave.
- Integrated dishwasher by Blomberg.
- Create a refined ambiance with horizontal-grain wood veneer cabinetry in your choice of Ash, Oak or high-gloss White Lacquer.
- Soft-close door and drawer mechanisms, modern brushed nickel hardware and under-cabinet lighting offer extra elegance.
- Keep extra ingredients and cooking equipment readily accessible with your full-height pantry space.
- Polished quartz slab countertops feature an overhang to allow for extra counter space for friends and family.
- A sophisticated interlocking marble backsplash provides eye-catching elegance.
- Prepare and clean up meals quickly and easily with a brushed satin double-basin, undermount sink featuring an in-sink disposal.
- Enjoy the convenience and beauty of a chrome European single-lever faucet with pull-out spray.
- Most homes come with a built-in wine rack to keep your favourite vintages on hand.
- Recessed pot lighting stylishly illuminates your cooking areas.

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



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STYLISH BATHROOMS

- Step into style with a frameless glass shower featuring glass tiling and a convenient shower niche with interlocking stone marble.
- Avenue's elegant bathrooms feature oversize porcelain floor tiling.
- Keep your feet warm in cool weather with in-floor radiant 'NuHeat' in ensuite or main bathroom.
- Discreetly store necessities in a sleek and convenient mirrored medicine cabinet.
- Experience the everyday luxury of custom bathroom vanities in horizontal grain, wood veneer cabinetry with soft close door and drawer mechanisms and modern brushed nickel hardware.
- Marble countertops and matching backsplash provide a classic, sophisticated look.
- Polished chrome faucet and hardware complement the stylish, square-format, undermount basin.
- Conserve water with dual-flush toilets.

EVERYDAY CONVENIENCE

- Create a comfortable environment with air conditioning and an energy-efficient heat pump.
- Make laundry a breeze with a convenient, stacking Blomberg washer and dryer set.
- Relax or show guests the impressive view from your balcony, patio or terrace.
- Let a secured underground parking stall and storage locker protect your vehicle and belongings.
- Industry-leading warranty coverage is provided by National Home Warranty Program.
- Keep your home and family safe with smoke detectors and fire sprinklers.
- Avenue is wired for tomorrow's technology today, with Cat 5e and coaxial wiring, as well as a 'Smart Box' for every home.
- Access the Internet at top speeds with building-wide fibre optic wiring.
- Enjoy Avenue's extensive after-sales customer service program.

AMENITIES + EXTRAS

- A concierge is on site to welcome you home and provide day-to-day assistance.
- Work out in a state-of-the-art fitness room located in the east tower.
- Host parties in style in the west tower's distinctive kitchen and lounge.
- Tune up and repair your bike in the dedicated bike workshop/service room.
- A shared wash station for dogs and bikes in the parkade means your home stays clean and tidy.
- Dispose of trash quickly and easily with convenient hallway garbage chutes.
- Two high-speed elevators with controlled floor access ensure your home is secure.
- Enjoy the added protection of security cameras at primary entry areas.

*Some exceptions apply

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