

55, 59, 63, 201, 203, 205, 65 Edmonton Trail NE  
Calgary, Alberta

MLS # A2235084



# \$13,800,000

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Bridgeland/Riverside       |        |                  |
| Type:     | Multi-Family/Apartment     |        |                  |
| Style:    | Apartment-Multi Level Unit |        |                  |
| Size:     | 12,259 sq.ft.              | Age:   | 2024 (1 yrs old) |
| Beds:     | -                          | Baths: | -                |
| Garage:   | Parkade, Underground       |        |                  |
| Lot Size: | 0.16 Acre                  |        |                  |
| Lot Feat: | -                          |        |                  |

|             |   |            |                |
|-------------|---|------------|----------------|
| Heating:    | Boiler, See Remarks   | Bldg Name: | -              |
| Floors:     | Concrete, Tile  | Water:     | -              |
| Roof:       | Concrete  | Sewer:     | -              |
| Basement:   | -   | LLD:       | -              |
| Exterior:   | Cement Fiber Board, Composite Siding, Metal Frame, See Remarks  | Zoning:    | C-COR2 f3.0h18 |
| Foundation: | -   | Utilities: | -              |
| Features:   | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Elevator, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s) |            |                |
| Inclusions: | Contact Listing Agent   |            |                |

Live the Unrepeatable. Built to Inspire. Made to Endure. In the vibrant heart of Calgary, a space where architecture becomes art and every sq. ft. tells a story of vision, permanence & purpose. This isn't simply real estate, it's a place where design, lifestyle & investment meet under 1 roof. BOTH AN EXCLUSIVE RESIDENTIAL HAVEN & A STRONG COMMERCIAL ASSET, this landmark development seamlessly brings together 3 BESPOKE LUXURY RESIDENCES, A FLAGSHIP WESTERN FUSION RESTAURANT & A 15-STALL HEATED PARKADE. Each are crafted not just for function but for lasting impact. Occupying the full expanse of the commercial level is a 175-seat Western fusion restaurant, currently under construction & anchored by a renewable 10-year lease. Far more than a tenant, this culinary destination infuses the building with vibrancy, consistent foot traffic, and prestige, elevating its presence in Calgary's urban fabric & ensuring long-term income. Constructed from concrete, steel and engineered wood, the building stands both solid & modern. Inside the craftsmanship speaks volumes. VAULTED CEILINGS lift the eye. IMPORTED UKRANIAN HARDWOOD grounds the space in warmth and authenticity. BRAZILIAN STONE surfaces bring elemental beauty to kitchens & baths, harmonizing function with finesse. At the heart of the premier residence lies a breathtaking 4-tier waterfall wall, LED-lit and gently cascading within a feature designed to elevate air quality & ambiance. A full-height folding glass wall blurs the line between interior & exterior, creating a fluid, immersive connection to nature that transforms everyday living into something extraordinary. The building's climate systems are fully air-controlled with centralized units, high-efficiency heat pumps & precision-zoned systems which allow the property to remain

perfectly temperate in every season. In-floor heating warms kitchens & baths, while TRIPLE-GLAZED WINDOWS ensure acoustic calm & thermal balance. A smart dual-loop HVAC system reallocates energy across the structure for optimized performance and reduced consumption, all contributing to one of the most energy-efficient buildings in Alberta. True luxury also means infrastructure that protects and empowers. This property is equipped with 24/7 intelligent fire monitoring, fire-rated ACM cladding, and concrete emergency exits that exceed commercial code. SNOW-MELTING PATIOS & HEATED DRIVEWAYS ensure year-round accessibility, while a 1200 A transformer powers 11 EV charging stations, preparing the building for a forward-focused electrified future. Surrounding it all is a discreet network of 32 AI-powered, night-vision security cameras, providing round-the-clock protection without intrusion. From each all-season composite balcony, Calgary's skyline unfolds in full panorama. It's a view reserved for those who dream large & demand the exceptional. You don't just tour a property like this, you witness it! Schedule your private experience before it becomes someone else's!