



U/D

UNIVERSITY
DISTRICT

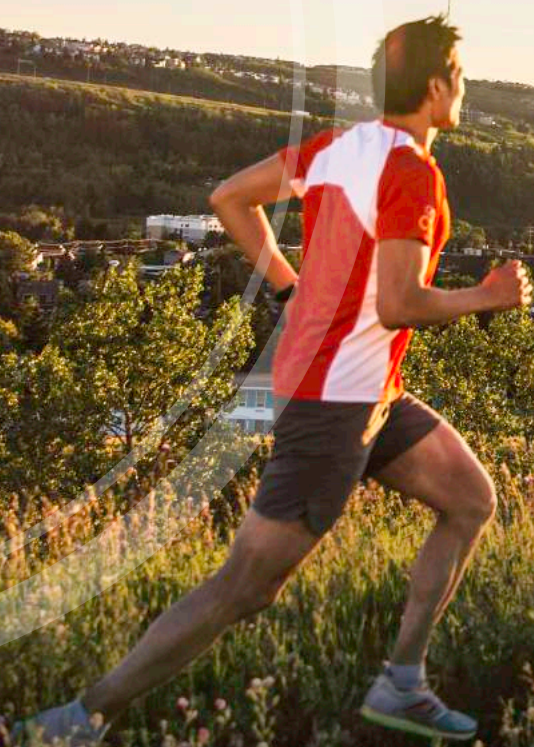
— CALGARY —

BE PART OF THE CHANGE



life works here.

A NEW DESTINATION FOR URBAN LIVING IN CALGARY



Experience **UNIVERSITY DISTRICT**. A new quality of life community that will change the way you experience the city. Architecturally diverse, and amenity-rich, **UNIVERSITY DISTRICT** offers the ultimate home ownership opportunity for first-time buyers, families, downsizers or anyone that desires a true urban village experience.



LIFE WORKS HERE

UNIVERSITY DISTRICT takes the world's brightest ideas in urban living, and delivers them in true Calgary style – weaving current design, technology and lifestyle options into the strong social fabric of the city. At University District, *life works here.*

DIVERSE
HOUSING OPTIONS

SHOPPING DISTRICT
WITH FULL SERVICE GROCER

40 ACRES
OF GREEN SPACE

12 KM
OF PATHWAYS
& TRAILS



MINDFULLY *made*

UNIVERSITY DISTRICT is the result of a collaborative, people-first design process, resulting in a master-planned community that will become the new heart of the Northwest.

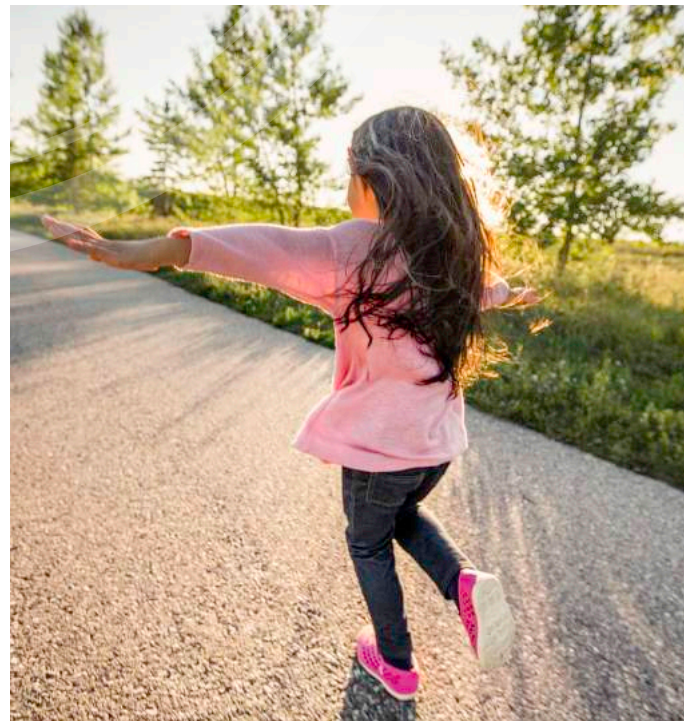
North Residential rendering



A CONNECTED COMMUNITY



South Residential rendering



COMMUNITY CONNECTIONS TO

Varsity
St. Andrews Heights
University Heights
Montgomery
Parkdale



The strength of a community can be measured by its connections – connections to surrounding neighbourhoods, connections between the natural and built environments, and the connections forged between a diverse group of people who share a common interest in embracing the best of life.



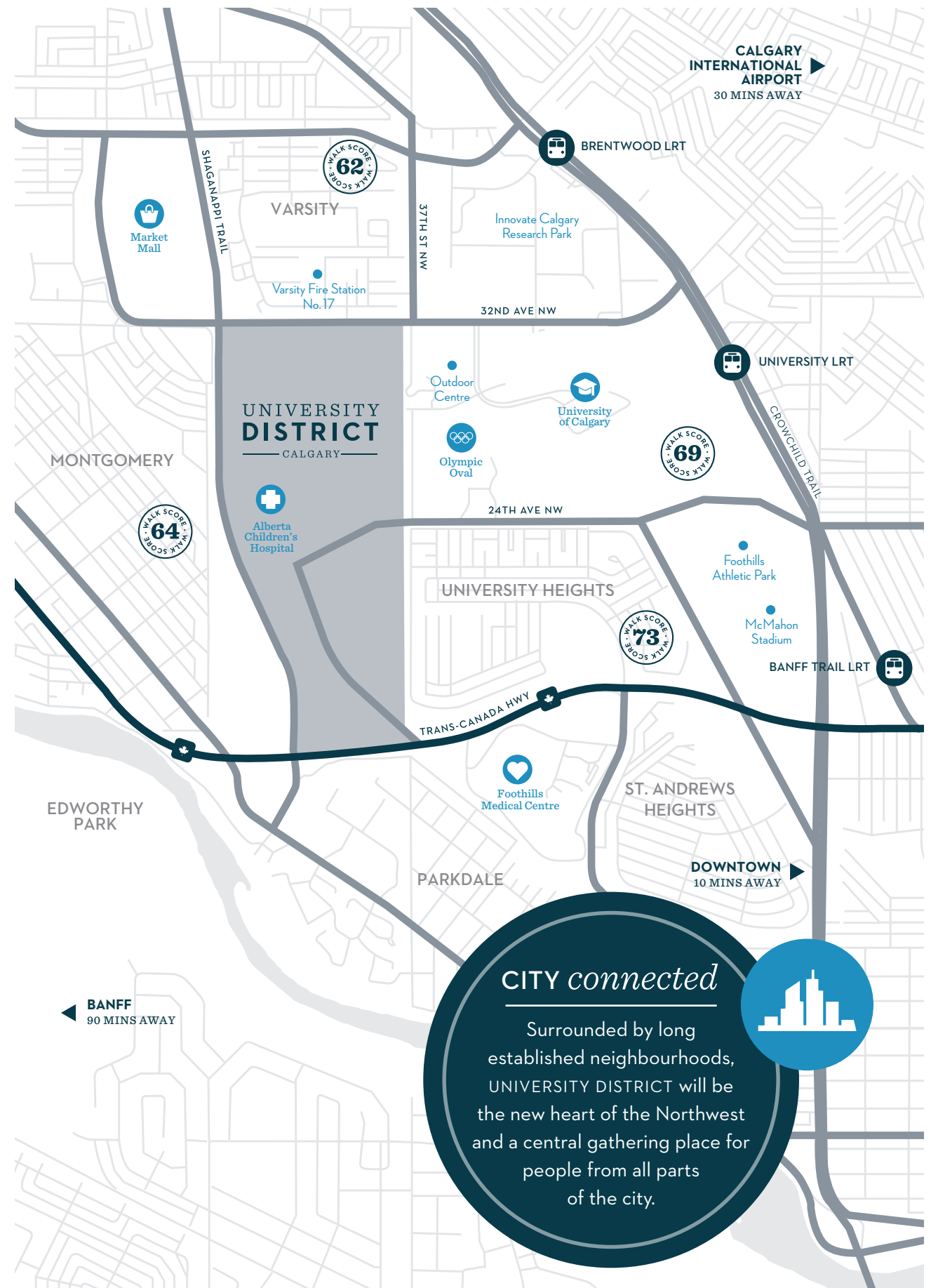
COMPLETE *urban village*

UNIVERSITY DISTRICT invites you to explore life at a gentler pace. Park the car and travel the trails, paths and sidewalks that connect the residential neighbourhoods with the retail district, the ample green spaces, the community gathering places and the established communities beyond.

CONNECTED AND COMPLETE

Discover a complete community in Calgary's most desirable location.

UNIVERSITY DISTRICT offers easy access to key traffic corridors, great transit options and quick connections to some of Calgary's finest neighbourhoods.



CITY connected

Surrounded by long established neighbourhoods, UNIVERSITY DISTRICT will be the new heart of the Northwest and a central gathering place for people from all parts of the city.



A PLACE FOR PEOPLE

At **UNIVERSITY DISTRICT**, the pace of living slows down while the quality of life goes up. An *everything-within-reach* philosophy has shaped this highly walkable, *amenity-rich* community into an unmatched urban lifestyle opportunity.



PEOPLE *first community*

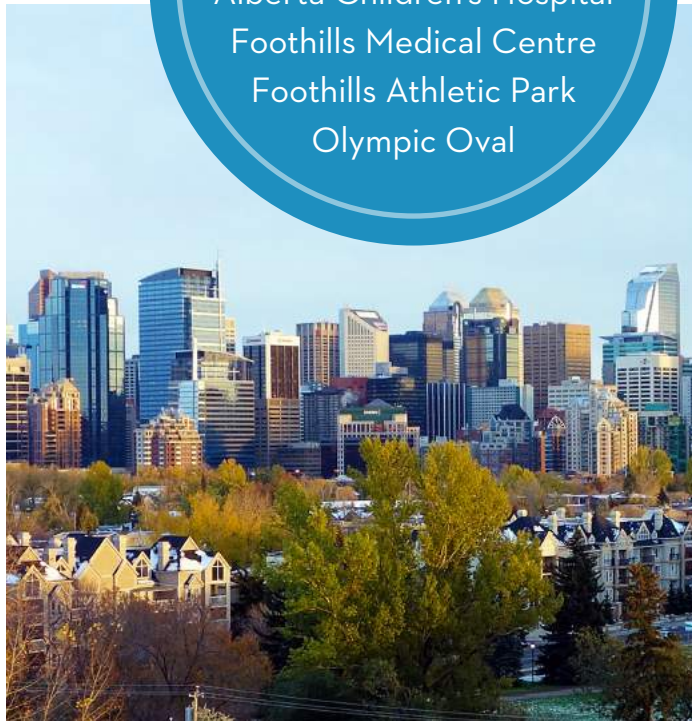
UNIVERSITY DISTRICT gives the gift of time. Pick up groceries on the walk home from work, enjoy a morning run on the trails or an evening out on Main Street. Life works here.



CONNECTED BY CULTURE

- CONNECTIONS TO**
- University of Calgary
 - University Outdoor Centre
 - Alberta Children’s Hospital
 - Foothills Medical Centre
 - Foothills Athletic Park
 - Olympic Oval

UNIVERSITY DISTRICT brings something new to the city – a unique neighbourhood connected to the active and engaged community at the University of Calgary. The wide variety of on-campus educational and recreational activities and the vibrant arts, music and performance scene ensures this will always be a central gathering place and a source of fresh new energy in the Northwest.



UNIVERSITY *linked*

A forward-thinking spirit infuses every aspect of this exciting new neighbourhood. With easy access to the vibrant and engaging University of Calgary community, this dynamic future can be experienced even now.

LIFE *in balance*

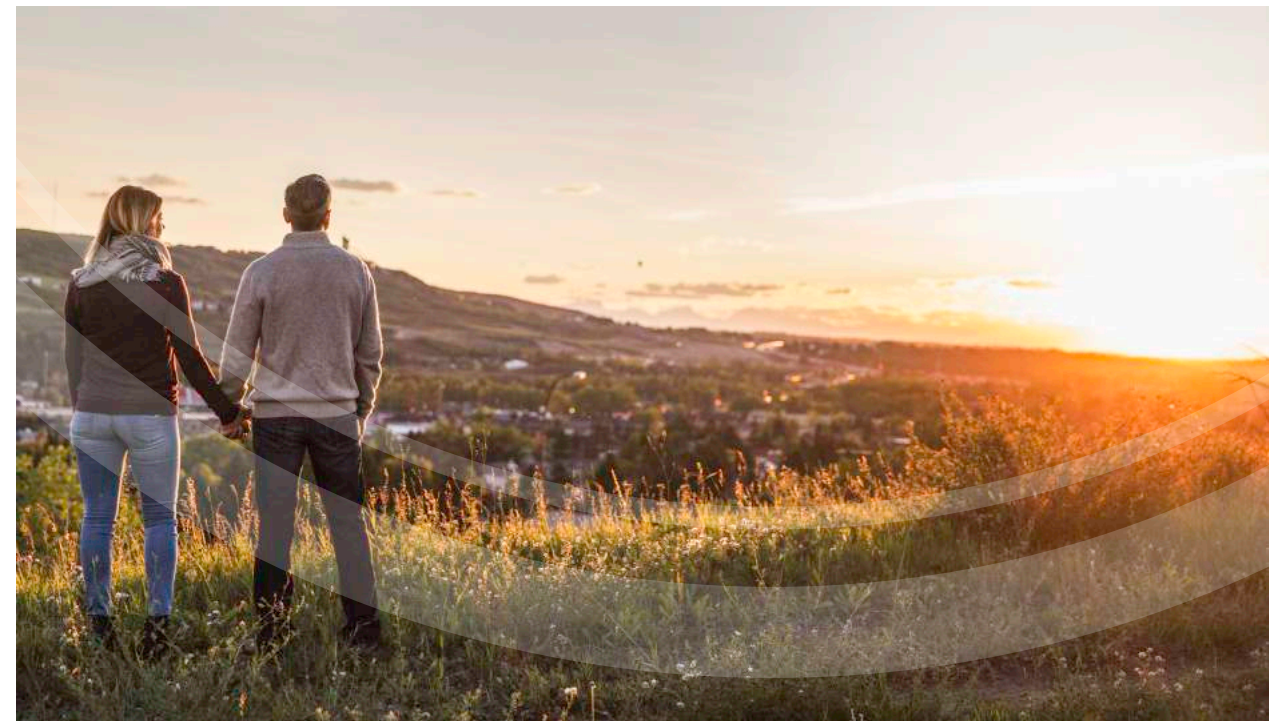
When a balanced life is a fundamental aspect of a neighbourhood master plan, life will naturally feel better. A respect for nature and the surrounding landscape create the perfect environment for those who wish to remain connected to the city, but crave peaceful escape at their doorstep.



CONNECTED TO NATURE



Built on a gently rolling landscape with spectacular river and mountain views, **UNIVERSITY DISTRICT** has been designed with respect for the natural environment. Walk out your door and follow a tree-lined path to the tranquility of the duck pond or relax on a park bench under a leafy canopy. Grab your bike and trace the landscape above the river valley. Take a sunset stroll with a Rocky Mountain backdrop and enjoy life in a community where the natural environment is a respected and irreplaceable asset.



A QUALITY OF LIFE COMMUNITY

Life at **UNIVERSITY DISTRICT** puts people first. For residents, employees, shoppers and visitors, the thoughtful collaboration between planners, architects and community members has created a master-planned neighbourhood that combines a *once-in-a-lifetime* location with the finest home ownership opportunities.



PUTTING *people first*

For young families, the future is everything. **UNIVERSITY DISTRICT** is a community where you can put down roots and enjoy the lifestyle you want today – without having to move to the suburbs. Close to work, close to childcare, close to nature. Life works here.

DEVELOPED WITH TRUST

WEST CAMPUS DEVELOPMENT TRUST (WCDDT), is an independently operated, wholly owned subsidiary of the University of Calgary, established in 2011. **WCDDT** is the community developer of **UNIVERSITY DISTRICT**.

The West Campus Development model provides an innovative approach to land use and community development. At **UNIVERSITY DISTRICT** the **WCDDT** is setting a new standard for sustainable neighbourhood design in Calgary, with an overall master plan that has been certified as **LEED-ND Platinum** (Leadership in Energy and Environmental Design - Neighbourhood Development), by the Canada Green Building Council. It is the first community in Alberta to receive this designation and the third in Canada.

LEED-ND means far more than energy efficient buildings. Neighbourhood sustainability evaluates the true function of a community - a place where people can live, work, shop, enjoy recreational and cultural opportunities and easily interact with their neighbours.

Functional, sustainable neighbourhoods are built around an active hub of retail, commercial and social activity. They offer schools and playgrounds, green spaces, cycling and walking paths and offer easy connection to public transit and surrounding, established neighbourhoods. **UNIVERSITY DISTRICT** is a rare development in Calgary to offer all this and more.

As an invested, committed organization, the Trust will steward the master planned development and ensure that stringent quality and design standards are kept throughout the lifecycle of the development and that every partner who joins the **WCDDT** team has the expertise to ensure it remains the city's premier urban residential community.

*Built by the best at
University District*

The inaugural builders for phase one at **UNIVERSITY DISTRICT** are both leaders in their field, with excellent reputations in both land development and home building.

BROOKFIELD RESIDENTIAL and **TRUMAN** will use their experience and expertise to help shape the architectural diversity of University District as they begin the process of delivering on the **WCDDT** philosophy of design and innovation excellence.

Our phase one builders will be offering one, two and three bedroom townhomes and midrise condominiums, ranging in size from 500 to 1,700 square feet. As we continue the process of evaluating and selecting further builder partners, the Trust will remain true to their fundamental values of building relationships with only the most experienced, qualified builders, with the ability to add value and diversity to the creation of the most outstanding new urban community in Calgary.



BROOKFIELD RESIDENTIAL has built more than 60 master planned communities in Calgary over the last 50 years. As a leading North American land developer and homebuilder, Brookfield Residential remains focused on creating places to live that are thoughtfully designed and cultivate exceptional life experiences, providing comfort, inclusiveness, and a sense of place.

TRUMAN DEVELOPMENT is a Calgary-based, family run developer and builder with a thirty-year history of building homes of exceptional quality and distinguished craftsmanship. Truman is driven by a fundamental philosophy that community building and place-making are one of the most important things a city can do to further both infrastructure development and cultural evolution.

DISCOVER THE NEW HEART OF THE NORTHWEST

Connect with University District
myuniversitydistrict.ca

UNIVERSITY
DISTRICT
— CALGARY —

myuniversitydistrict.ca