



 **violette**
YORKVILLE

 TRUMAN



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YORKVILLE

Discover the allure of Yorkville, a vibrant Calgary neighbourhood that promises an ideal blend of modern living and natural beauty. With picturesque parks, scenic pathways, and a strong sense of community, Yorkville invites new homebuyers to experience a balanced lifestyle.

Nestled within close proximity to essential amenities, including schools, shopping centres, and recreational facilities, Yorkville offers convenience at your doorstep.

With its close proximity to the Stoney Trail Ring Road, commutes to Southeast and Southwest communities are quick and efficient. For those looking to enjoy Calgary's scenic landscapes, Yorkville is located within short driving distance from Fish Creek Park and Sikome Lake.

THE LOCATION



CENTRAL PARK

Yorkville stands out with its thoughtful community planning and a variety of features designed to enhance the lifestyle of its residents. One of the main highlights is the Central Park, which spans four acres and is built to be accessible year-round. This park is not just a green space, but a hub of activity with facilities such as a state-of-the-art accessible playground, a skatepark, ping-pong tables, and a pavilion that hosts community events. Additionally, the park includes a dog park, making it pet-friendly and fostering a sense of community among dog owners.

PEDESTRIAN-FRIENDLY DESIGN

The community's design also emphasizes connectivity and convenience. Pedestrian-friendly streets and comprehensive pathways encourage walking and biking, linking residents to local amenities and green spaces. This network of paths not only promotes a healthy lifestyle but also helps in reducing vehicular traffic within the community.

FUTURE EXPANSIONS

The community's planning includes future expansions and the addition of more amenities such as a storm pond and environmental reserves, which will further enhance the natural beauty and utility of the area. With two future school sites conveniently located within Yorkville, the community serves as an ideal location for growing families. These features make Yorkville not just a place to live but a place to thrive, offering a balanced and enriched lifestyle for its residents.



COMMUNITY FEATURES





BOW VALLEY RANCHE

Experience the charm of fine dining at the Bow Valley Ranche Restaurant, a historical gem located in the scenic Fish Creek Provincial Park in Calgary. Known for its exquisite ambiance and rich heritage, the restaurant offers a menu that celebrates the best of Canadian cuisine, featuring locally-sourced ingredients and seasonal flavors that cater to all palates. Whether you're enjoying a romantic dinner, a leisurely brunch, or a special family gathering, Bow Valley Ranche provides a perfect blend of rustic elegance and culinary excellence. This iconic dining spot is not just about great food; it's about creating memorable experiences in an idyllic setting, making it a must-visit for both locals and visitors.

15979 Bow Bottom Trail SE | 18 minute drive



THE CANADIAN BREWHOUSE

The Canadian Brewhouse stands out as a premier destination for sports enthusiasts and food lovers alike. Known for its vibrant atmosphere and expansive selection of TVs, it's the perfect spot to catch all the sports action while enjoying a hearty meal. The Brewhouse prides itself on a menu that includes a wide array of delicious dishes, from classic pub fare to unique culinary creations, all served up in a welcoming environment that makes you feel right at home. With locations across Canada, each venue brings its own local flair and specials, ensuring that every visit is a new experience.

80 Longview Common SE | 7 minute drive



POACHEDYYC

At PoachedYYC, step into a cool, modern warehouse setting where each dish tells a story of local bounty and culinary craftsmanship. This trendy breakfast and brunch locale not only offers a serene retreat from daily stress but also impresses with its commitment to local ingredients, ensuring that every meal is a reflection of quality and innovative flavours. Whether you're here for a relaxed morning meal or a crafted beverage, PoachedYYC sets the stage for an exceptional dining experience in southeast Calgary.

19369 Sheriff King St SW | 3 minute drive



HOLY GRILL

Holy Grill offers a delightful dining experience with its emphasis on quality, freshly prepared dishes served in a welcoming atmosphere. Known for its tasty burgers, including fan favorites like the Bacon Avocado Crisp and Mr. Chicken Panini, Holy Grill provides a great selection of meals in a vibrant setting. Located conveniently at 444 5th Ave SW, it's the perfect spot for a casual meal, offering both dine-in and takeout options. Whether you're looking for a hearty breakfast or a delicious lunch, Holy Grill is a top choice for quality and satisfaction in Calgary.

19369 Sheriff King St SW | 3 minute drive

DINE

SOUTHCENTRE MALL

Southcentre Mall offers an unmatched shopping experience with over 160 stores and services, including unique Calgary exclusives like Crate & Barrel, Restoration Hardware, and Decathlon. Celebrating nearly 50 years as a shopping hub, the mall spans an impressive 1,052,107 square feet, continuously evolving to add new retailers and features in collaboration with local entrepreneurs and top Canadian businesses.



100 Anderson Rd SE | 13 minute drive

SHAWNESSY SHOPPING CENTRE

Shawnessy Shopping Centre is a bustling hub for both shopping and leisure, featuring over 100 stores and services. Anchored by big names like Walmart and Home Depot, the centre offers a comprehensive range of shopping options including specialty stores like Michaels, Mark's, and Staples. Dining options are abundant too, with eateries such as Hong Kong Garden and Hudsons Canada's Pub providing a variety of culinary choices. Situated conveniently at 70 Shawville Blvd. SE, Shawnessy Shopping Centre is easily accessible by public transit and car.

70 Shawville Blvd SE | 8 minute drive



COSTCO WHOLESALE

This unique 151,000-square-foot warehouse is the first Costco in Canada situated on First Nation land, offering a significant economic boost to the local community by creating 88 jobs. As a pioneering establishment in The Shops at Buffalo Run retail centre, part of the expansive Taza development, it serves as a cornerstone for future growth and community engagement. Costco Buffalo Run provides an extensive range of products and services including electronics, groceries, and small appliances, all at the competitive prices you've come to expect. Members enjoy exclusive access to a vast selection of goods, a convenient food court, a pharmacy, and even a gas station.

12905 Buffalo Run Blvd | 13 minute drive



TOWNSHIP SHOPPING CENTRE

Township Shopping Centre, located at the intersection of Macleod Trail and 210 Avenue SE in Calgary, offers a vibrant mix of retail, dining, and services. This contemporary shopping hub includes a variety of shops and amenities to cater to the needs of the local community and visitors alike. Anchored by Sobeys and featuring retailers like Winners and PetSmart, Township ensures a convenient and diverse shopping experience. The center also boasts a selection of restaurants, including unique food options like Flirty Bird and The Mash, as well as a COBS Bread Bakery and M&M Food Market.

Macleod Trail and 210 Ave SE | 8 minute drive

SHOP

HOTSHOP HOT YOGA + SPIN

HotShop specializes in hot yoga, spin, and barre classes, providing a comprehensive fitness experience that caters to all fitness levels. The studios are equipped with all the necessary amenities, including fully stocked private showers and free lockers, ensuring comfort and convenience for all attendees. Each class at HotShop is designed to challenge participants while promoting relaxation and well-being, making it a popular choice for those looking to enhance their fitness routine in a supportive and energizing environment.

19369 Sheriff King St SW | 3 minute drive



LLOYD PARK DISK GOLF COURSE

Lloyd Park Disc Golf Course, situated south of Calgary near Highway 22X, is a well-regarded destination for disc golf enthusiasts. Managed by the Calgary Disc Golf Club, the course features 18 holes with concrete tee pads and Dynamic Disc Veteran baskets, providing a challenging yet enjoyable experience for players of all skill levels. The park setting offers picturesque views and natural obstacles that add to the gameplay experience. Lloyd Park includes amenities such as picnic tables, fire pits, and a washroom with running water, making it ideal for both competitive play and casual outings.

Foothills County | 11 minute drive



SIROCCO GOLF CLUB

Sirocco Golf Club, situated in the picturesque Pine Creek Valley just south of Calgary, is renowned for its breathtaking views and challenging play. Established in 2005, this semi-private golf club spans 940 acres and features an 18-hole, par-72 course designed by Bill Robinson. Each hole offers a unique challenge, making it a favorite among golf enthusiasts of all skill levels. The course is recognized for its well-maintained greens and fairways, earning accolades as one of the top public golf courses in Alberta.

210178 64 St W | 6 minute drive



LEELA ECO SPA

Leela Eco Spa in Calgary is a wellness haven that focuses on providing eco-friendly and organic spa experiences. This spa is dedicated to holistic wellness, offering a range of services including massages, esthetics, and acupuncture, all delivered in an environment that emphasizes sustainability. Leela Eco Spa takes pride in using 100% organic ingredients and supports sustainable business practices, ensuring that their services not only benefit their clients but also have a minimal impact on the environment. The spa is set in various locations around Calgary, each designed to offer a relaxing and rejuvenating experience with luxurious treatments that cater to both body and mind.

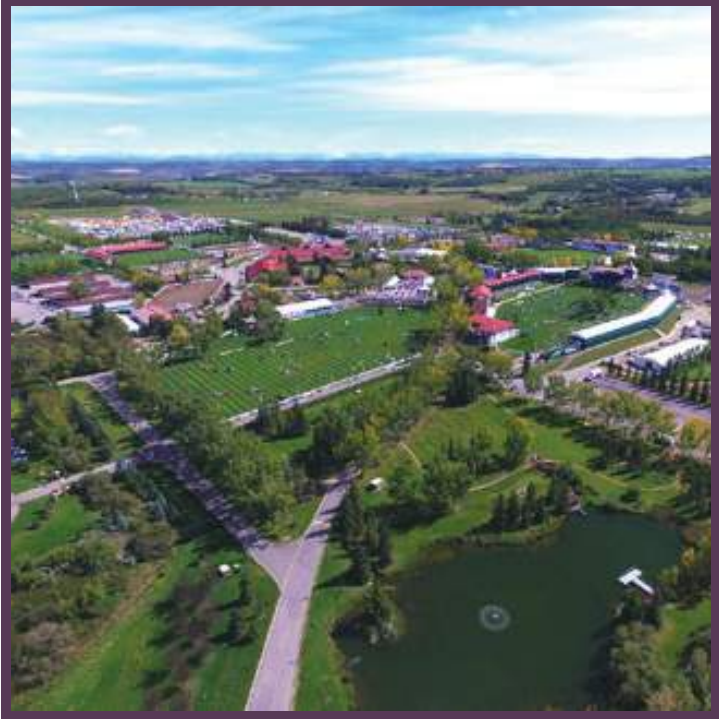
80 Longview Common SE | 8 minute drive

UNWIND

SPRUCE MEADOWS

Spruce Meadows in Calgary, renowned for its prestigious equestrian events, has expanded its sports offering to include professional soccer. Home to the Cavalry FC of the Canadian Premier League, Spruce Meadows provides a unique soccer viewing experience due to its picturesque setting and state-of-the-art facilities at ATCO Field. This venue blends the traditional charm of equestrian sports with the dynamic excitement of professional soccer, creating a one-of-a-kind atmosphere for fans.

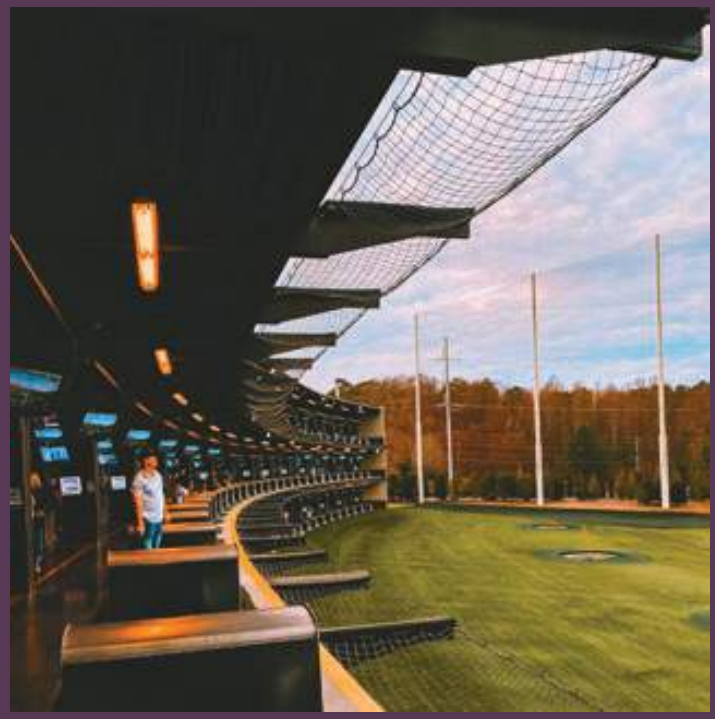
18011 Spruce Meadows Way SW | 8 minute drive



GRANARY ROAD FARMER'S MARKET

Granary Road Farmer's Market, located just south of Calgary, offers a delightful blend of shopping, dining, and entertainment set amidst the scenic foothills. This vibrant market features over 70 vendors showcasing local products, fresh produce, and artisan crafts. Open from Friday to Sunday, it's a perfect spot for family outings and casual shopping. Beyond the market, Granary Road also includes an Active Learning Park, which engages children and adults alike with educational and fun activities.

226066 112 St W | 10 minute drive



LAUNCHPAD GOLF HERITAGE POINT

LaunchPad Golf in Calgary offers a unique blend of entertainment and sports with its innovative multi-level golf facility located at Heritage Pointe. This venue, which is the largest of its kind in Calgary, provides an exciting environment for golf enthusiasts and novices alike. It features 40 golf stalls and leverages advanced TopTracer technology to simulate real-life golf courses globally, enriching the experience with virtual golf games. In addition to golf, LaunchPad Golf has a vibrant atmosphere with TVs at each stall, comfortable seating, and a menu that surpasses typical snack bar offerings.

31 Heritage Pointe Dr | 11 minute drive



ROCKY MOUNTAIN SHOW JUMPING

Rocky Mountain Show Jumping (RMSJ) is a premier equestrian facility located just south of Calgary, known for its picturesque setting and top-tier competitions. Situated at Anderson Ranch, RMSJ provides an exceptional venue for show jumping enthusiasts, offering events that cater to both novice riders and international athletes. The facility boasts state-of-the-art amenities and provides a range of competitions from provincial tournaments to International FEI CSI events.

1405 226 Ave W | 6 minute drive

EXPLORE

BANFF NATIONAL PARK

Banff National Park, is one of the world's premier destination spots, renowned for its breathtaking landscapes and diverse wildlife. Popular sites within the park include Lake Louise, with its stunning turquoise waters, and the bustling town of Banff, which offers a variety of accommodations, shops, and restaurants. The park is a haven for outdoor enthusiasts, providing a plethora of activities such as hiking, skiing, and wildlife viewing. Banff National Park is not just a natural wonder but also a cultural treasure, offering visitors a unique blend of ecological beauty and historical significance.

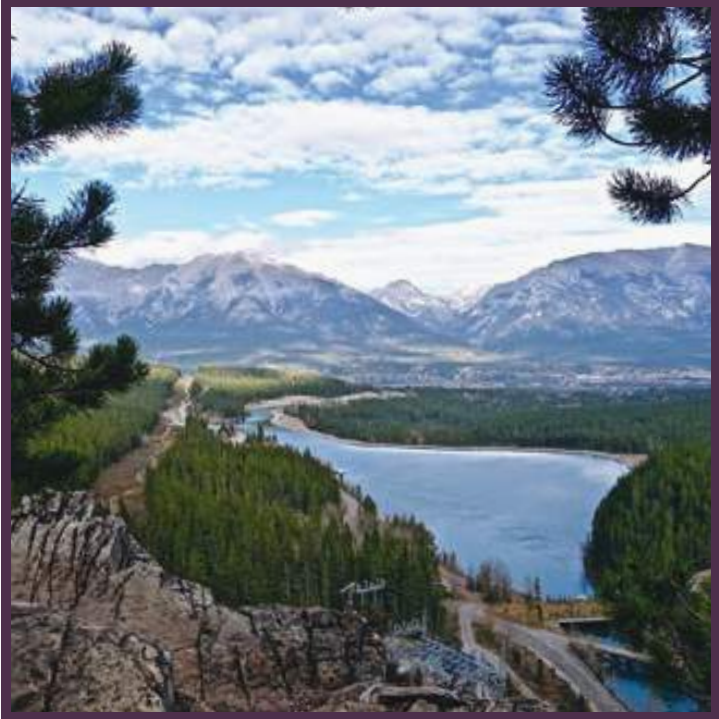
1 hour 18 minute drive



CANMORE

Canmore, Alberta, is a charming mountain town nestled in the heart of the Canadian Rockies, just outside the boundaries of Banff National Park. Renowned for its stunning natural scenery and laid-back atmosphere, Canmore serves as a gateway for outdoor enthusiasts looking to explore the vast wilderness of Alberta. The town features a vibrant community with a rich mining history, evident in its rustic architecture and historic sites. Visitors and residents alike enjoy a wide range of outdoor activities including hiking, rock climbing, skiing, and golfing, all set against the backdrop of dramatic mountain vistas.

1 hour 10 minute drive



CALGARY INTERNATIONAL AIRPORT

Calgary International Airport, officially known as YYC Calgary International Airport, stands as a vital transport hub in Western Canada and is one of the busiest airports in the country. Located approximately 17 kilometers northeast of downtown Calgary, Alberta, it facilitates a seamless connection for travelers moving between major cities across the globe. The airport features a modern infrastructure with two main terminals that accommodate domestic, international, and transborder flights.

2000 Airport Rd NE | 30 minute drive



DRUMHELLER

Drumheller, Alberta, often referred to as the "Dinosaur Capital of the World," is a fascinating town nestled in the heart of the Canadian Badlands. Known for its unique and rugged landscape, the town is surrounded by striking hills and hoodoos—tall, thin spires of rock that protrude from the arid ground. Drumheller is home to the world-renowned Royal Tyrrell Museum, which houses one of the largest displays of dinosaurs and fossil specimens in the world. This town is not only a paradise for paleontology enthusiasts but also offers a variety of outdoor activities such as hiking, biking, and exploring the scenic Red Deer River.

1 hour 30 minute drive

TRAVEL

HOLY CHILD SCHOOL

Holy Child School is a Catholic educational institution that caters to kindergarten through ninth grade, emphasizing a nurturing environment and a curriculum that integrates faith with academic excellence. The school focuses on creating a supportive community where values such as respect, responsibility, and spiritual growth are prioritized. The school's commitment to personal development and community service prepares students not only for academic success but also to be conscientious and active members of society.

31 Silverado Terrace SW | 6 minute drive



JANET JOHNSTONE SCHOOL

Janet Johnstone School, is a dedicated elementary school that offers both a regular English program and a french Bilingual program, catering to students from Kindergarten through Grade 4. It focuses on fostering literacy, numeracy, and critical thinking skills while also emphasizing the importance of social and emotional learning. The school's curriculum is enriched by a strong emphasis on bilingual education, which not only enhances cognitive abilities but also prepares students for a globalized world.

224 Shawnessy Dr SW | 9 minute drive



BISHOP O'BYRNE SCHOOL

Bishop O'Byrne High School is a dynamic Catholic secondary school that serves a diverse student body with a comprehensive educational program. The school offers a wide array of courses, including Advanced Placement and specialized programs in areas such as fine arts, technology, and athletics, aimed at enhancing students' skills and preparing them for post-secondary education and future careers.

333 Shawville Blvd SE #500 | 6 minute drive



CENTENNIAL HIGH SCHOOL

Centennial High School, located in Calgary, Alberta, is a public secondary school known for its dedication to academic excellence and comprehensive student development. Established in 2004, the school serves students in grades 10 through 12 and offers a wide array of academic programs including Advanced Placement (AP) courses, fine arts, and career and technology studies. Centennial High School prides itself on creating a vibrant, inclusive environment where students are encouraged to explore their interests and talents.

55 Sun Valley Blvd SE | 8 minute drive

EDUCATION

MOUNT ROYAL UNIVERSITY

Mount Royal University (MRU) in Calgary, Alberta, is a distinguished institution known for its strong focus on teaching and learning, tailored to provide students with practical and experiential education. MRU is committed to small class sizes and a personalized learning experience, fostering close relationships between students and faculty. This approach has earned Mount Royal University a reputation for producing well-prepared graduates ready to contribute to their communities and professions.

4825 Mt Royal Gate SW | 19 minute drive



UNIVERSITY OF CALGARY

The University of Calgary, a leading Canadian institution located in Alberta's largest city, is renowned for its vibrant campus culture and strong emphasis on research and innovation. Founded in 1966, after branching off from the University of Alberta, it has grown into an expansive university that offers a wide range of undergraduate, graduate, and professional degree programs. The university is known for its high-quality teaching and pioneering research in areas such as energy sciences, public health, and sustainable development.

2500 University Dr NW | 27 minute drive



SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY

The Southern Alberta Institute of Technology (SAIT) in Calgary is a premier polytechnic acclaimed for its cutting-edge programs and practical education approach that equips students for success in various industries. Known for its strong connections with industry leaders, SAIT prides itself on a high employment rate for graduates, underpinned by a curriculum designed to meet the evolving needs of the workforce. The institute's commitment to innovation and student success makes it an influential educational force in Western Canada.

1301 16 Ave NW | 29 minute drive



ST. MARY'S UNIVERISTY

St. Mary's University in Calgary, Alberta, is a small, welcoming liberal arts institution that provides students with a personalized educational experience. St. Mary's offers a variety of undergraduate degree programs in the liberal arts, sciences, and education, with a particular emphasis on developing critical thinking and ethical leadership skills. The campus, situated on a picturesque site in the southern part of the city, features historic buildings alongside modern facilities, creating a unique blend of tradition and innovation.

14500 Bannister Road SE | 9 minute drive

EDUCATION



THE BUILDING

THE SPECS

THE BUILDINGS

- 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
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat control

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

THE KITCHENS

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- 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 appliances including dishwasher, microwave with integrated hood fan, electric stove and integrated fridge

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







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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