



LINCOLN

 TRUMAN



# V.I.P PLATINUM PLAN

## PRICING & PAYMENT

## V.I.P PLATINUM PLAN

### DEPOSIT STRUCTURE (10%)

\$15,000 due with purchase contract

Balance to 5% due at 90 days

Balance to 7.5% due at 270 days

Balance to 10% due at 450 days

Discounted storage locker +\$2,500\*  
(\*Subject to availability. \$7,500 value.)

Discounted parking stall +\$25,000\*  
(\*Subject to availability. \$50,000 value.)

### DEPOSIT STRUCTURE (20%)

\$15,000 due with purchase contract

Balance to 5% due at 90 days

Balance to 10% due at 270 days

Balance to 20% due at 450 days

FREE storage locker\*  
(\*Subject to availability. \$7,500 value.)

FREE parking stall\*  
(\*Subject to availability. \$50,000 value.)

- 3 year FREE condo fees
- 3 year Rental Guarantee
- 3 year FREE turnkey professional property management from Empire 81
- \$1,500 Assignment (\$10,000 value)
- FREE Hassle-Free Exit listing service on MLS after closing
- \$20,000 in FREE upgrades including: paneled fridge, full height quartz kitchen backsplash, painted ceilings, 10mm ensuite shower door



# HOW IT WORKS

## PRICING & PAYMENT

### WHAT WE PROVIDE:

- Monthly leaseback program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewals/continuance of direct rent after the term

### WHAT YOU PROVIDE:

- All costs associated with the property (*taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees*)

### GUARANTEED MONTHLY AMOUNT

A residential rental incentive at a rate of 6.7% of the base price of the Unit (*pre GST*) will be paid per the term set out in the agreement. Payments are on a monthly basis via Pre Authorized Debit (PAD)

## RENTAL GUARANTEE



# LINCOLN

## THE GABLE

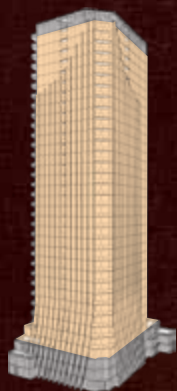
1 Bed | 1 Bath | ±506 sq.ft  
446 sq.ft interior | 60 sq.ft balcony

1. Bedroom  
9'-0" x 12'-9"

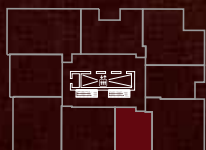
2. Kitchen  
10'-2" x 12'-3"

3. Gather  
10'-2" x 11'-10"

4. Balcony  
6'-0" x 10'-0"



Levels 4 - 34



**REF. 1B**

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.

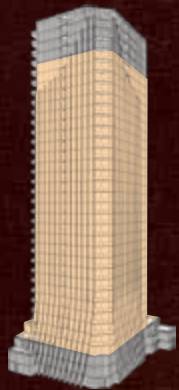




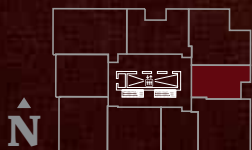
**THE GRETA**

1 Bed | 1 Bath | ±556 sq.ft  
513 sq.ft interior | 43 sq.ft balcony

- 1. Bedroom 8'-6" x 16'-7"
- 2. Kitchen 8'-6" x 19'-2"
- 3. Gather 8'-6" x 12'-0"
- 4. Balcony 8'-0" x 5'-4"



Levels 4 – 31



**REF. 1A**

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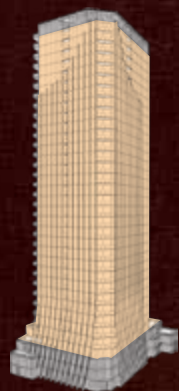


# LINCOLN

## THE ARMSTRONG

2 Bed | 2 Bath | ±706 sq.ft  
634 sq.ft interior | 72 sq.ft balcony

- 1. Retreat  
9'-0" x 10'-0"
- 2. Balcony  
7'-2" x 10'-0"
- 3. Gather  
10'-8" x 11'-4"
- 4. Kitchen  
8'-6" x 8'-11"
- 5. Bedroom 2  
9'-0" x 9'-2"



Levels 4 - 34



### REF. 2F

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# LINCOLN

## THE FAIRBANKS

2 Bed | 2 Bath | ±747 sq.ft  
675 sq.ft interior | 72 sq.ft balcony

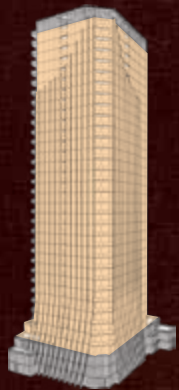
1. Retreat  
9'-0" x 11'-3"

2. Balcony  
7'-2" x 10'-0"

3. Gather  
9'-9" x 11'-4"

4. Bedroom 2  
8'-6" x 11'-7"

5. Kitchen  
11'-1" x 11'-6"



Levels 4 - 34



### REF. 2D

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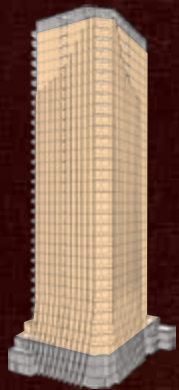




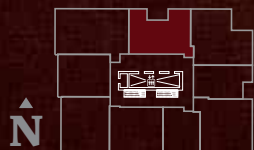
**THE WINTON**

2 Bed | 2 Bath | ±807 sq.ft  
740 sq.ft interior | 67 sq.ft balcony

- 1. Retreat  
9'-1" x 12'- 0"
- 2. Balcony  
9'-8" x 7'- 0"
- 3. Bedroom 2  
8'-7" x 10'- 3"
- 4. Kitchen  
7'-8" x 14'- 1"
- 5. Gather  
9'-8" x 14'- 1"



Levels 4 – 34



**REF. 2A**

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# LINCOLN

## THE HEMINGWAY

2 Bed | 2 Bath | ±836 sq.ft  
752 sq.ft interior | 84 sq.ft balcony

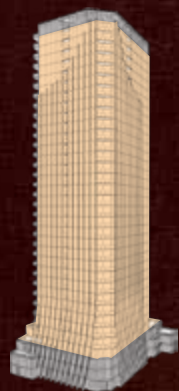
1. Retreat  
9'-0" x 11'- 2"

2. Bedroom 2  
9'-5" x 11'- 7"

3. Balcony  
7'-8" x 10'- 8"

4. Gather  
8'-10" x 15'- 1"

5. Kitchen  
7'-8" x 11'- 5"



Levels 4 - 34



### REF. 2E

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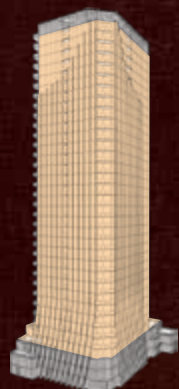


# LINCOLN

## THE ELLINGTON

2 Bed | 2 Bath | ±894 sq.ft  
810 sq.ft interior | 84 sq.ft balcony

- 1. Retreat  
9'-1" x 13'- 7"
- 2. Kitchen  
8'-9" x 10'- 3"
- 3. Gather  
9'-0" x 15'- 0"
- 4. Balcony  
7'-8" x 10'- 8"
- 5. Bedroom 2  
9'-8" x 11'- 5"



Levels 4 - 34



### REF. 2C

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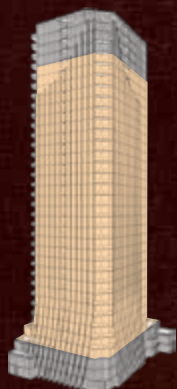


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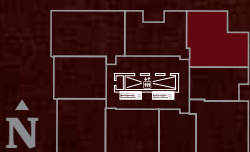
## THE ASTAIRE

2 Bed | 2 Bath | ±947 sq.ft  
847 sq.ft interior | 100 sq.ft balcony

- 1. Retreat  
9'-1" x 10'-5"
- 2. Gather  
10'-1" x 12'-0"
- 3. Balcony  
10'-0" x 10'-0"
- 4. Den  
5'-10" x 11'-3"
- 5. Bedroom 2  
9'-1" x 10'-11"
- 6. Kitchen  
10'-7" x 12'-11"



Levels 4 - 31



### REF. 2B

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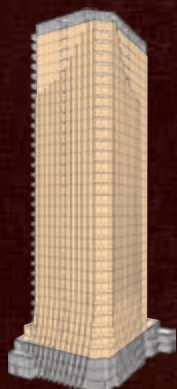


# LINCOLN

## THE CARRAWAY

3 Bed | 2 Bath | ±1,062 sq.ft  
978 sq.ft interior | 84 sq.ft balcony

- 1. Retreat  
11'-9" x 13'-1"
- 2. Balcony  
7'-0" x 12'-0"
- 3. Gather  
11'-6" x 14'-1"
- 4. Kitchen  
8'-1" x 12'-2"
- 5. Bedroom 2  
10'-6" x 12'-0"
- 6. Bedroom 3  
9'-3" x 12'-0"



Levels 4 - 34



**REF. 3A**

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.



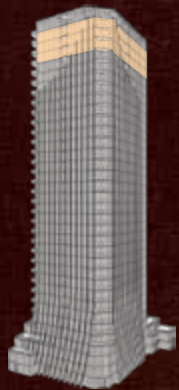


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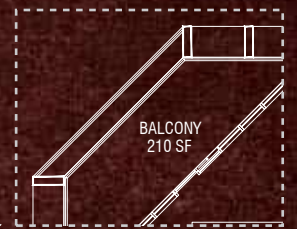
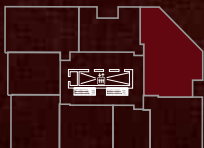
## THE FITZGERALD

2 Bed | 2 Bath | ±1,459 sq.ft  
1,209 sq.ft interior | 250 sq.ft balcony

- 1. Retreat  
11'-2" x 11'-3"
- 2. Bedroom 2  
11'-1" x 14'-7"
- 3. Balcony  
20'-0" x 10'-0"
- 4. Kitchen  
13'-1" x 16'-8"
- 5. Gather  
18'-5" x 21'-11"
- 6. Balcony 2  
8'-0" x 5'-4"



Levels 32 - 34



Level 34



**REF. 2G**

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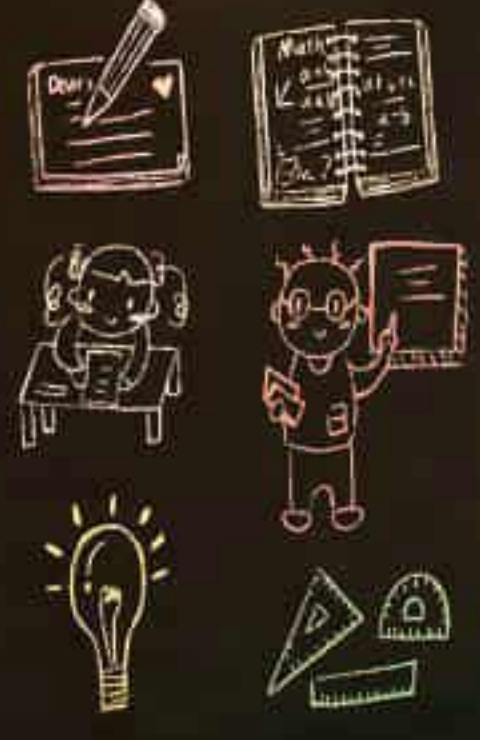








CREATE



ROBLOX

HAVE A BIRTHDAY  
HAPPY BIRTHDAY  
HAPPY BIRTHDAY  
HAPPY BIRTHDAY





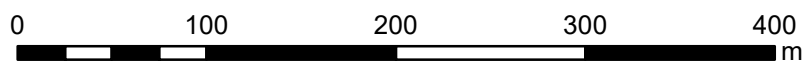














FIT & FINISH

# SPECIFICATIONS



## FIT & FINISH SPECIFICATIONS

- Built by Truman - Customer Choice Award Winner for highest consumer satisfaction
- 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*
- Concrete construction building with three high speed elevators and a spacious grand entrance lobby
- Energy efficient building design including mechanical and distribution systems
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Intercom and security monitoring system in lobby
- Front desk concierge with complimentary house-car service
- Over ±21,000 sq.ft. of total common area amenity space

## THE BUILDING

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## FIT & FINISH SPECIFICATIONS

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless colour schemes
- Wide plank luxury vinyl flooring & approximately 9ft 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)*
- Air-conditioned suites with smart Universe WiFi enabled thermostat control
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made LED contemporary light fixtures and pot lights throughout
- Smooth panel doors with levered anti-scuff door hardware
- Modern sleek line painted baseboards, door frames and casings
- Ample closet and storage shelving *(as per plan)*

## THE SUITES

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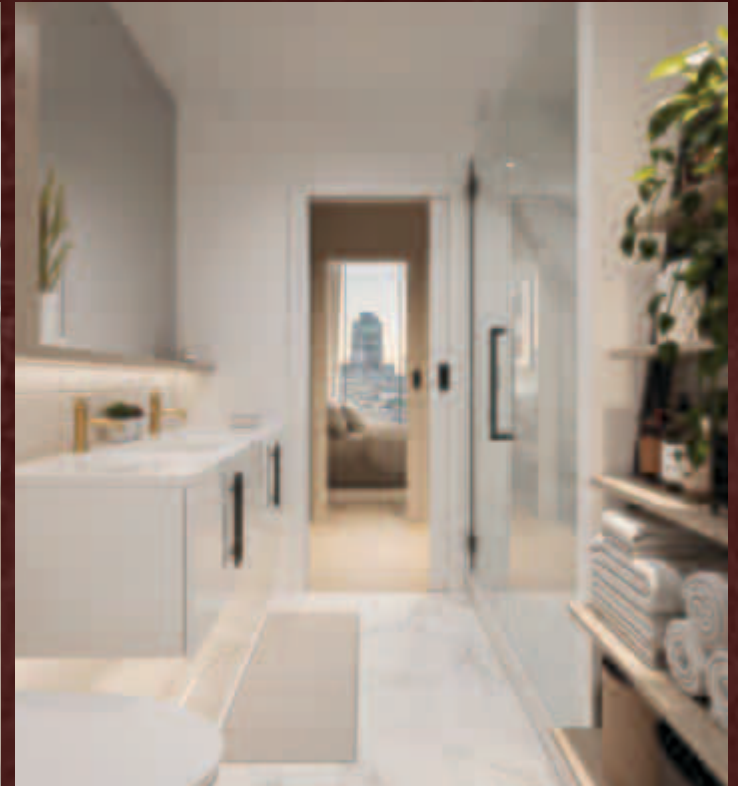
## FIT & FINISH SPECIFICATIONS

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Stainless steel under-mount sink with industrial high arc pull out single lever faucet
- Contemporary full height quartz backsplashes
- Custom made brushed metal cabinet door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- Appliance package including integrated panelled dishwasher & refrigerator, gas range, front-load washer & dryer (*as per plan*)

## THE KITCHENS

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## FIT & FINISH SPECIFICATIONS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles
- TRUspace® integrated storage cabinetry
- TRUspace® vanity design with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers
- 6mm glass shower door (*as per plan*)

## THE BATHROOMS

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.







**FIT & FINISH  
SPECIFICATAIONS**

**1. Door Style**  
Lincoln Park

**2. Door Hardware**  
1948 Square Rose Lever

**3. Base Finishing**  
Baseboard & Casing

**4. Bath Hardware**  
1948 Square Towel Bar

**5. Sink Faucet**  
Delta Trinsic - Bath  
Delta Trinsic - Kitchen

**6. Bath Fixtures**  
Delta Trinsic



**THE  
HARDWARE**

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FIT & FINISH  
SPECIFICATAIONS



**1. Refrigerator**

Fisher & Paykel - 24"  
Built-in panel ready  
with internal ice & water  
Model #RS2484WLUK

**2. Gas Range**

Fisher & Paykel - 24" gas  
range & cooktop  
Model #OR24SDMBGX

**3. OTR Microwave**

Whirlpool - 2.1 cu.ft.  
Model #YWMH54521JZ

**4. Dishwasher**

Fisher & Paykell - 24"  
Built-in panel ready  
Model #DW24U2I1

**5. Washer & Dryer**

Whirlpool- Front-Load  
Washer & Dryer  
Model# YWED5620HW  
Model# WFW560CHW



THE  
APPLIANCES  
< 700 SQ. FT. PLANS

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FIT & FINISH  
SPECIFICATAIONS

**1. Refrigerator**

Fisher & Paykel - 30"  
Built-in panel ready  
with bottom freezer  
Model #RS3084WRUK1

**2. Gas Range**

Fisher & Paykel - 30" gas  
range & cooktop  
Model #OR30s

**3. Microwave**

Whirlpool - 2.1 cu.ft.  
Model #YWMH54521JZ

**4. Dishwasher**

Fisher & Paykel - 24"  
Built-in panel ready  
Model #DW24U2I1

**5. Washer & Dryer**

Whirlpool - Front-Load  
Washer & Dryer  
Model# WFW6620HC  
Model# WGD6620HC



THE  
APPLIANCES  
> 700 SQ. FT. PLANS

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CHOOSE YOUR

# COLOUR PALETTE



INTERIOR  
SELECTIONS

CHOOSE  
COLOUR PALETTE

BLANC COLOUR

**Flooring**

1. LVP – Divine Quest Willow XL
2. LVT – Divine Passage Cleopatra  
*(laundry/bathrooms)*

**Tile Backsplash**

3. White Subway Tile *(kitchen/bathroom)*

**Countertops**

4. Quartz – GS Alaska Bianca White  
*(kitchen/bathrooms)*

**Cabinetry**

5. Super Matte White *(kitchen)*

**Paint**

6. Architectural White C2 – 516 *(walls/trim)*



NOIR COLOUR

**Flooring**

1. LVP – Divine Quest Freshman
2. LVT – Divine Passage Cleopatra  
*(laundry/bathrooms)*

**Tile Backsplash**

3. White Subway Tile *(kitchen/bathroom)*

**Countertops**

4. Quartz – GS Alaska Bianca White  
*(kitchen/bathrooms)*

**Cabinetry**

5. Super Matte Black *(kitchen)*

**Paint**

6. Architectural White C2 – 516 *(walls/trim)*



**SELECTION:**  
*(Type NOIR or BLANC)*

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.





123  
123



LIVE THE LEGACY



## THE LOCATION

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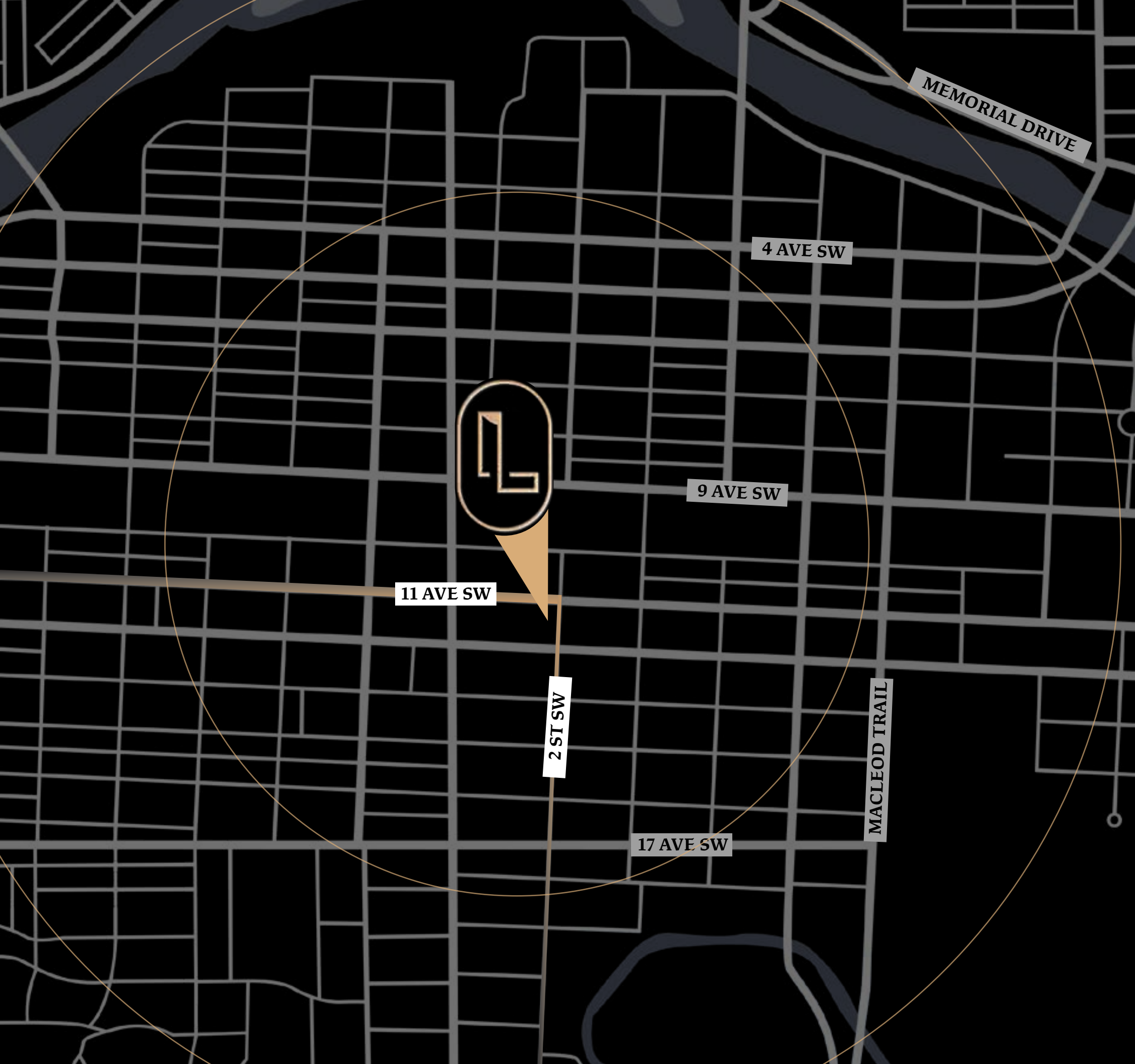
The heart of Western Canada, downtown Calgary emerges as a canvas of architectural artistry and vibrant city living. The cityscape reflects the spirit of the city - dynamic, bold, and forward-looking. Calgary is where life is lived fully, and the balance between work and play isn't just a dream, but a daily reality.

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This is a city that doesn't just stand; it inspires. With its robust economy, driven by diverse sectors like energy, finance, and technology, Calgary emerges as a beacon of opportunity. Here, you're not confined to the urban grind; you're propelled by it, in a city where professional growth parallels personal enrichment. Calgary's architectural landscape is a testament

to its forward-thinking spirit. Modern skyscrapers stand as monuments to innovation, yet they bow gracefully to the expansive green spaces and parks that offer a respite within the city's heart. Calgary's urban planning reflects a commitment to community and connection, where every park, pathway, and public space is designed to bring people together.





### **High Park**

340 10 Ave S.W.  
3 min. walk



### **Stephen Avenue**

8th Avenue S.W.  
6 min. walk



### **CORE Shopping Centre**

324 8 Ave S.W.  
8 min. walk



### **Calgary Tower**

101 9 Ave S.W.  
10 min. walk



### **Calgary Stampede**

1410 Olympic Way S.E.  
15 min. walk





UNEARTH

# INSPIRATION



## BEAUTY ON THE BOW

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Downtown Calgary is uniquely complemented by the serene beauty of the Bow River and its surrounding parks and pathways. The Bow River is lined with extensive pathways, providing a scenic route for walking, jogging, and biking, and inviting residents and visitors to engage with nature without venturing far from the urban core.

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Prince's Island Park, nestled on an island in the Bow River and easily accessible from downtown, is a perfect example of urban green space. It's a popular spot for bird watching, with various species including swans gracing its waterways. The park is also a cultural hub, hosting numerous events like the Calgary Folk Festival, transforming into a vibrant gathering place for the community. Along the Bow River, pathways connect several other green spaces, each offering unique experiences.

Eau Claire Park, with its proximity to downtown, provides a tranquil setting for picnics and leisurely strolls, while the nearby Peace Bridge offers a picturesque crossing of the river. This network of parks and pathways not only enhances downtown Calgary's livability but also symbolizes the city's dedication to balancing urban development with natural beauty, creating a harmonious urban environment that prioritizes both cultural vitality and ecological sustainability.





Lined with historic buildings, Stephen Avenue is a renowned pedestrian-only street offering an eclectic mix of shopping, dining, and cultural experiences.

Famously known as “The Greatest Outdoor Show on Earth,” the Calgary Stampede celebrates Western heritage, culture, and community spirit, featuring thrilling rodeo competitions, chuckwagon races, & grandstand shows.



## RHYTHM OF THE ROCKIES

Calgary is a city that truly has it all, offering not just a vibrant arts and culture scene but also a bustling shopping experience and a calendar packed with exciting events and entertainment throughout the year. Framed by stunning mountain views, Calgary provides effortless access to Banff National Park and the breathtaking beauty of Lake Louise, among other outdoor treasures. It's a city where every need is met, and every desire for excitement and adventure is fulfilled.

The downtown core is a dynamic playground for art enthusiasts, history buffs, and everyone in between. Unique to Calgary, an array public art installations can be found around almost every corner. As you stroll the downtown streets you'll find murals, sculptures and statues that intrigue and inspire, adding a layer of cultural richness to the city.



The Canadian Rocky Mountains, a majestic natural wonder, offer a quick escape from city life to breathtaking landscapes. Just an hour's drive away, these mountains provide an outdoor paradise for hiking, skiing, and wildlife viewing.



Calgary's restaurant scene is continually evolving, with new culinary gems opening their doors and offering an array of flavours for every diner. The city takes pride in this vibrant culinary landscape, which goes beyond merely enjoying great food. It's about uniting people, blending cultures and experiences. Here, stories are shared and memories forged over delightful meals. Sought-after dining spots infuse our daily lives with excitement and variety, transforming Calgary into a dynamic, welcoming community. Every meal becomes an opportunity to explore, connect, and thrive in a city that truly has something for everyone.





At the heart of Calgary's vibrant dining scene is Barbarella Bar, a sun-kissed Italian oasis on Stephen Avenue. With its coastal Italian cuisine and mid-century elegance, it's a portal to the Amalfi Coast. Central Taps + Food in the Beltline district offers a lively mix of diverse dishes and creative cocktails, perfect for enjoying on their sunlit patio. Major Tom, soaring 40 floors above, combines the charm of a Manhattan steakhouse with breathtaking city views, offering a dining experience that's both glamorous and grounded. Lastly, Lonely Mouth Bar introduces a modern twist on Japanese cuisine, set in an ambiance of understated elegance, making it a standout destination for sake enthusiasts and food lovers alike.

- 1st Street Market Food Hall & Bar • 33
- Acres Brewing Company • A1 Café • Bar
- Annabelle • Bar Patricia • Barcelona Tavern
- Bonterra Trattoria • Bottlescrew Bill's
- Pub • Bridgette Bar • Briggs Kitchen + Bar
- Broken City Pub • Café Alchemist Inc
- Caffe Artigiano • Cardinale Restaurant
- Central Taps • Charcut Roast House •
- Chocoland Café • Charcut • Common Bond
- Commonwealth Club • Craft Beer Market
- Dark Arts Restaurant & Drink • Deville
- Coffee • Donna Mac • Earls Kitchen & Bar •
- Craft Beer Hall • Greta Bar • Goro & Gun •
- Hawthorn Dining Room & Bar • Home And
- Away • Hudsons Pub • Hy's Steakhouse
- And Cocktail Bar • Japanese Village •
- Juntion • Koi Restaurant • Klein/Harris
- Last Best Brewing & Distilling • Local
- Public Eatery • Madisons 12|12 • Meat And
- Bread • Medina Café And Grill • Milano
- Coffee • Milestones • Mirchi Restaurant •
- Modern Burger • Murrietas West Coast Bar
- & Grill • National • Oeb • One18 Empire •
- Oriental Phoenix • Palomino Smokehouse
- Pampa Brazilian Steakhouse Calgary •
- Pat And Betty • Proof Bar • Reds Diner On
- 4th • Re grub Burger Bar • Rodney's Oyster
- House Calgary • Rose & Crown Pub • Rosso
- Coffee Roasters • Ruth's Chris Steak House
- Saffron Street • Saltlik • Sky 360 • Social
- Bier Haus • St. James Corner Restaurant &
- Irish Pub • State & Main

REFINED

# LIVING FINANCING





## THE AMENITIES

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At Lincoln, the amenities transcend mere extravagance; they are a curated collection of experiences, each designed to cater to the refined tastes of its esteemed residents. This tower stands as a beacon of unparalleled luxury in the Beltline, introducing a new generation of living once unimaginable in the city. Here, luxury is not just an idea, it is a reality, with an array of astonishing amenities designed to cater to every aspect of your lifestyle.

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**W**ith the amenity space encompassing two-storeys, Lincoln boasts a lavish indoor pool for serene relaxation, complemented by an outdoor patio and lounge area that offers a stunning overlook. For exclusive entertainment, residents can enjoy a private bowling alley, game room and owner's lounge. Lincoln caters to an active lifestyle with a comprehensive fitness center, a spin studio, a yoga studio, and a dance

studio, ensuring that no matter your workout preference, there's a space tailored for you. Movie enthusiasts can revel in the private theater, while culinary aficionados can indulge in the gourmet kitchen. Additionally, the tower features a state-of-the-art golf simulator, a karaoke lounge, and a professionally equipped podcast studio. Each element of Lincoln's amenity space is crafted to not just meet, but exceed the dreams and desires of those who call it home.



Lincoln offers residents the luxury of having a variety of high-end facilities right where they live, blending everyday comfort with the exclusivity of upscale amenities. Experience a lifestyle that offers an effortless blend of leisure, wellness, and excitement from the comfort of your own luxurious home.



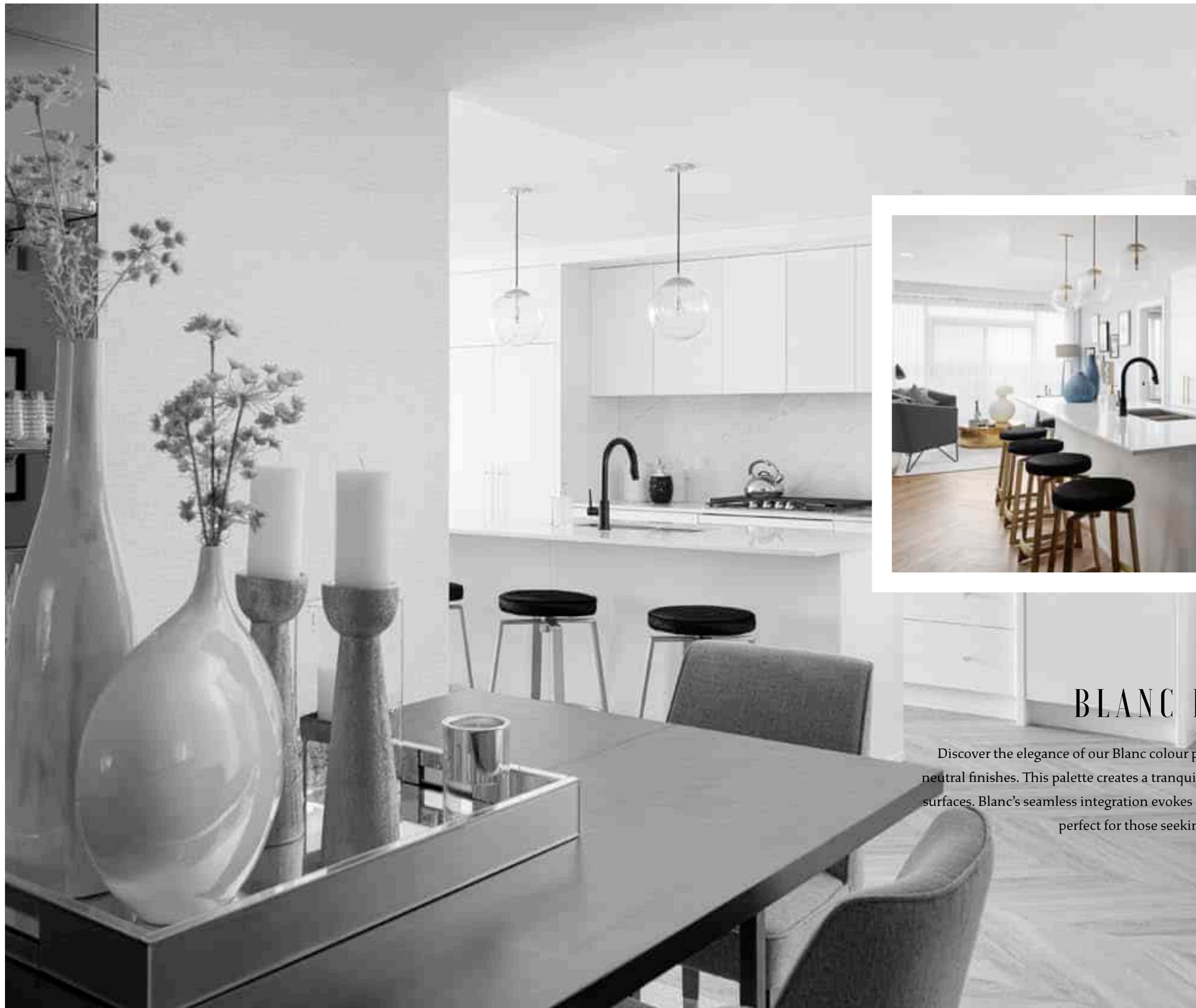
TAILORED

# ELEGANCE



A black and white photograph of a modern kitchen island. The island has a white countertop with a double sink and a black faucet. The base of the island is made of dark wood with vertical slats. To the right of the island is a dark wood dining table with a bowl of fruit on top. Three modern stools with wooden tops and metal bases are tucked under the table. In the background, there are dark kitchen cabinets, a white countertop with a toaster, and a black oven. The floor is made of light-colored wood. The overall aesthetic is clean and contemporary.

ELEGANCE AND  
EXCLUSIVITY IN EVERY  
LINE AND CURVE



## BLANC PALETTE

Discover the elegance of our Blanc colour palette, a harmonious blend of soft white and neutral finishes. This palette creates a tranquil oasis, inviting natural light to dance across the surfaces. Blanc's seamless integration evokes a sense of calm and understated sophistication, perfect for those seeking a peaceful, airy retreat.



## NOIR PALETTE

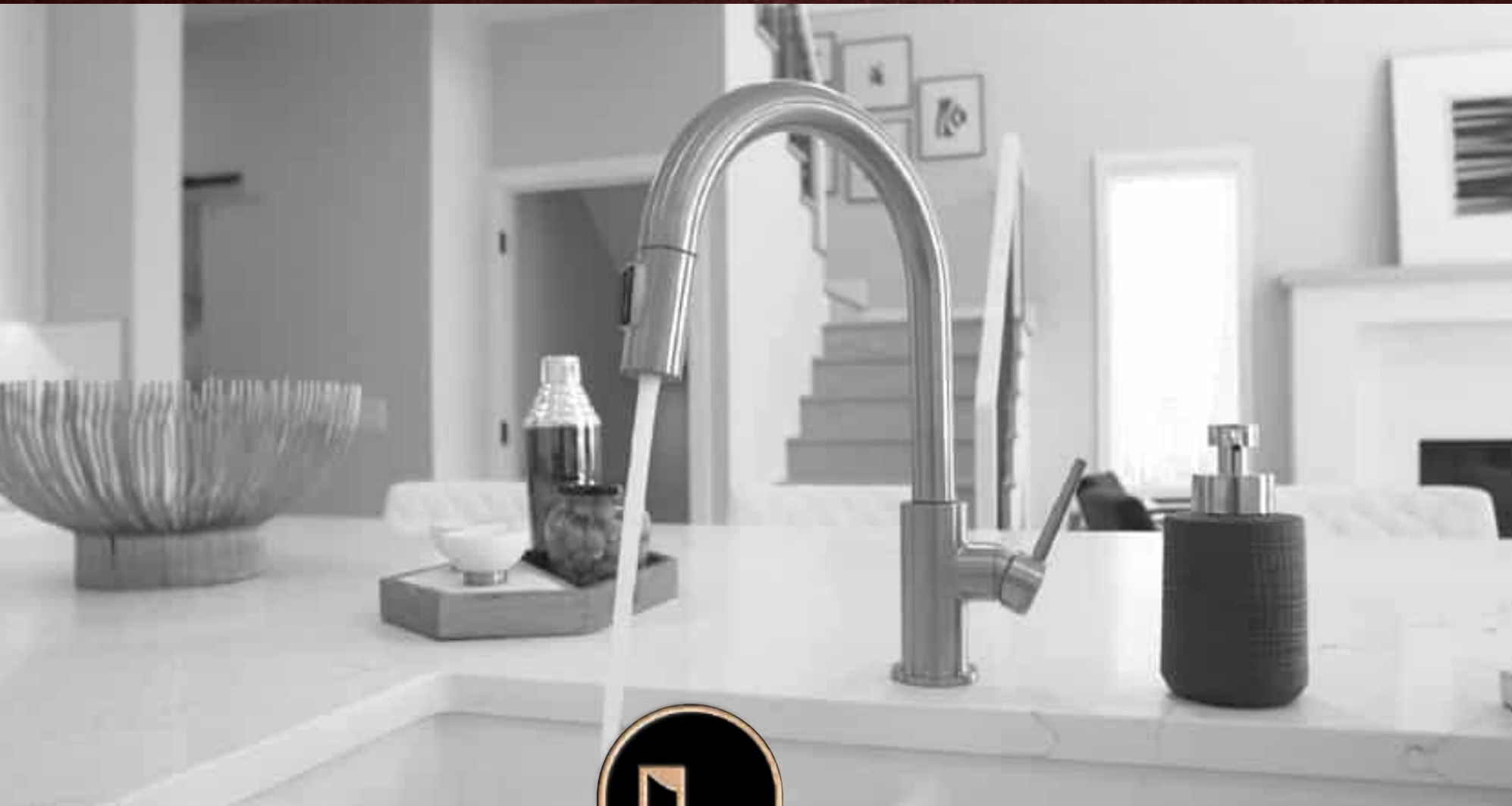
Step into the bold world of our Noir colour palette, where dramatic black cabinetry meets striking white Quartz countertops. This high-contrast design exudes a sense of drama and sophistication, creating a captivating visual narrative. Noir's finishes add depth and intensity, perfect for those who desire a living space that makes a statement with its daring, yet refined, urban elegance.



ELEVATED

# AESTHETIC





## THE SUITES

Every residence at Lincoln Tower is a masterpiece of design and comfort, with specifications that cater to a refined lifestyle. Each unit features beautifully appointed interiors, crafted by our award-winning design team, offering a selection of two timeless interior color schemes to personalize your space. 9ft ceilings throughout create a sense of openness and grandeur.

The heart of each home is the TRUspace® contemporary kitchen, complete with floor-to-ceiling ergonomic cabinetry, seamlessly blending style and functionality. The culinary experience is elevated with a premium appliance package, including an integrated paneled dishwasher and refrigerator, complemented by contemporary full-height quartz backsplashes, making each cooking and dining experience a delight.

Lincoln presents a collection of ten 1, 2, and 3-bedroom residences, each designed to maximize space and optimize the stunning downtown views. The tower's 1-bedroom suites, named Greta and Gable, provide a cozy urban retreat, featuring generously sized bedrooms and expansive walk-in closets.

For those seeking more space, Lincoln offers seven distinct 2-bedroom layouts, ranging from 633 to 1208 square feet. These homes are thoughtfully appointed with two elegant 3-piece bathrooms, including an Owner's Retreat that

boasts a spacious walk-in closet and a private ensuite. Convenience meets luxury with additional features like an entryway closet for extra storage and an energy-efficient, stacked washer and dryer for in-suite laundry ease.

The pinnacle of Lincoln's offerings is the Carraway, a 3-bedroom suite that exudes opulence. It features a lavish dual vanity en-suite bathroom, complete with a tiled, frameless shower, and is complemented by extensive cabinetry, shelving, and a linen closet, ensuring ample storage and sophisticated living.

EFFORTLESS  
LIVING IN ITS  
HIGHEST FORM





# UNIT SPECIFICATIONS

## THE BUILDING

- Built by Truman - Customer Choice Award Winner for highest satisfaction
- 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
- Concrete construction building with three high speed elevators and a spacious grand entrance lobby
- Energy efficient building design including mechanical and distribution systems
- Built-in smoke/heat detectors and in-suite sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade
- Intercom and security monitoring system in lobby

## THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes
- Approximately 9ft 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)
- Air-conditioned suites with smart Universe WiFi enabled thermostat control
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with custom made LED contemporary light fixtures and pot lights throughout
- Smooth panel doors with levered anti-scuff door hardware
- Modern sleek line painted baseboards, door frames and casings
- Ample closet and storage shelving (as per plan)

## 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 hard surface quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary full height quartz backsplashes
- Custom made brushed metal cabinet door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- Appliance package including integrated paneled dishwasher & refrigerator, gas range, front-load washer & dryer (as per plan)

## THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- TRUspace® integrated storage cabinetry
- TRUspace® vanity design with maximum storage
- Porcelain top-mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers
- 10mil glass shower door (as per plan)





