



GRASSROOTS
REALTY GROUP

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**#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:	1,225,866 sq.ft.	Age:	2021 (4 yrs old)
Beds:	-	Baths:	-
Garage:	Parkade, Underground		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating: Boiler, See Remarks

Floors: Concrete, Tile

Roof: Concrete

Basement: -

Exterior: Cement Fiber Board, Composite Siding, Metal Frame, See Remarks

Foundation: -

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

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: C-COR2 f3.0h18

Utilities: -

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!