

BTYYC

BANFF TRAIL

CALGARY



Blaze Your Trail



Starting from 299k
Estimated move-in ready Q3 2023
2504 22nd Street NW

Blaze Your Trail.



Picture taken from another recently built unit in builders portfolio with similar style finishings and selections as BTYYC

Launch Your Future



Located in Calgary's prestigious community of Banff Trail, BTYYC offers investors, homeowners and renters the best of what Calgary has to offer. Within minutes to McMahon sports stadium, University of Calgary campus, Southern Alberta Institute of Technology (SAIT), Foothills Hospital, Jubilee Auditorium – home to Alberta Ballet, and public transportation (C-train), it is easy to call BTYYC home!

An hour to Alberta's great Canadian Rocky Mountains including Kananaskis, Banff, Lake Louise and more!

Building Features

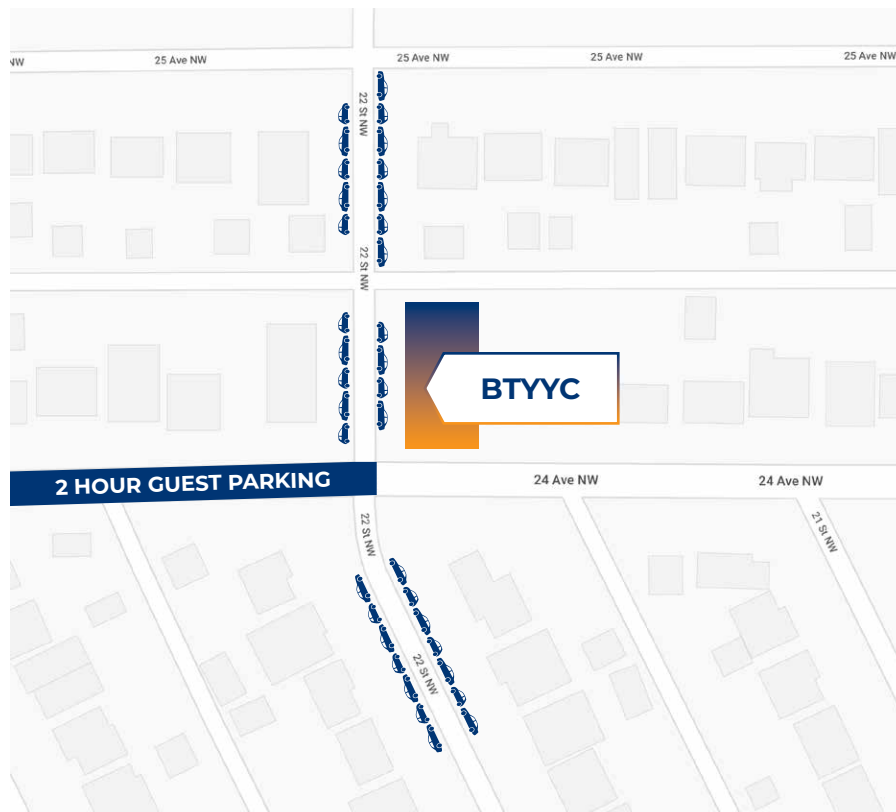
- Access to an outdoor rooftop patio
- State of the art the security
- Air-conditioning and In-suite laundry
- Underground secure heated parking
- Tastefully designed landscaping



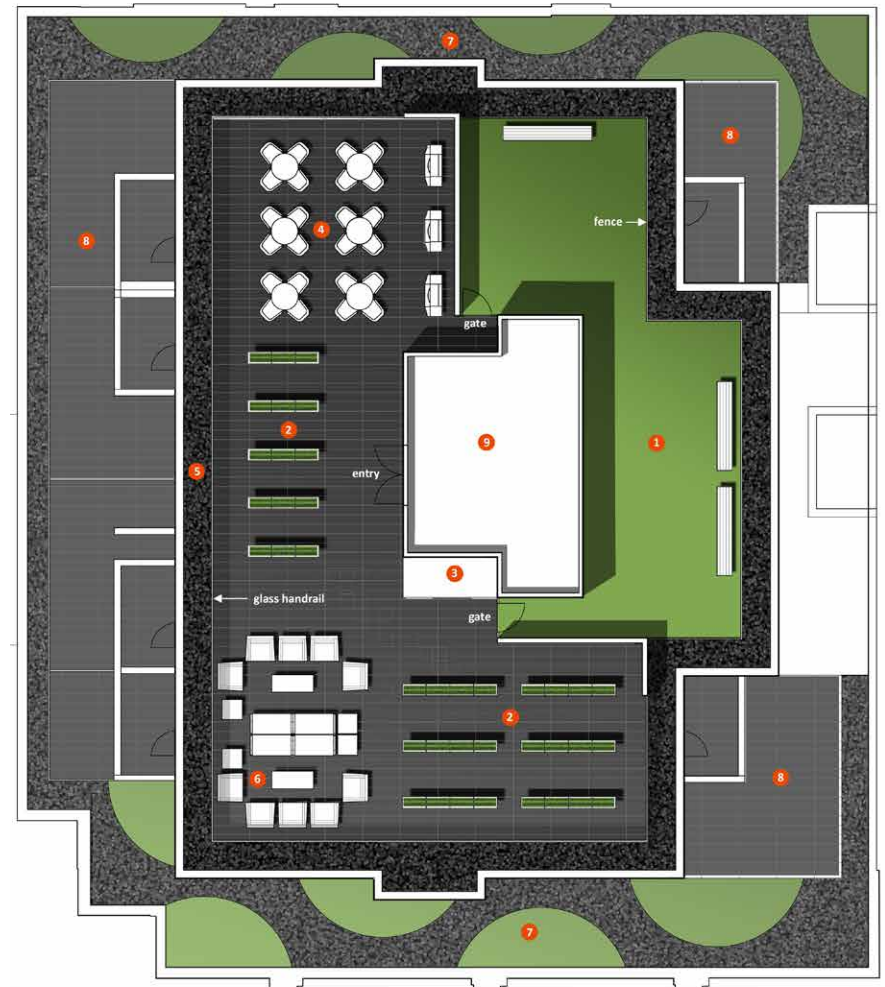
Rooftop Patio and Parking

BTYYC offers 24 underground parking spots with ample street parking and free 2-hour parking stalls for your guests.

PARKING MAP



ENJOY OWN OUTDOOR ROOFTOP PATIO



LEGEND

1. Fenced Dog Run w/Synthetic Turf and Mesh Fence
2. Prefabricated Aluminum Planters for Container Gardening
3. Potting Table
4. Moveable Tables/Chairs + BBQ Grilles
5. Decorative Granular Parapet Edger Strip
6. Lounge Chairs + Low Tables
7. 4th Floor inaccessible Roof Area w/Patterned Gravel + Synthetic Turf
8. 4th Floor Hardscape Private Terraces
9. Elevator and Stair Roof Access

Community Spotlight:

BANFF TRAIL & THE SURROUNDING COMMUNITY

 12 MINUTE WALK



UNIVERSITY OF CALGARY

Say hello to Canada's newest top Five Research University. University of Calgary is one of the top universities across the nation that offers undergraduate, graduate program including the Haskyane School of Business, UCalgary Law & UCalgary Med. UCalgary main campus occupies a beautiful space with a view of the Rocky Mountains, covering more than 200 hectares. 250+ programs to choose from and 33,000+ students in attendance each year.

 5 MINUTE DRIVE



SAIT

Choose your path by attending Southern Alberta Institute of Technology that offers hands-on degrees, diploma, certification and corporate training programs. SAIT's main campus is located close to downtown Calgary, with excellent transit access throughout the city. SAIT's multicultural environment consists of more than 1,500 international students from more than 163 countries.

 5 MINUTE WALK



HIGHER GROUND CAFÉ – CAPITAL HILL

Established in 1982, Higher Ground has been long committed to promoting community & sustainability on a local and global scale. 100% organic, fair trade & forest alliance certified coffee.

 9 MINUTE WALK



MCMAHON STADIUM

McMahon Stadium is a Canadian football stadium in Calgary, Alberta. Home to the Calgary Stampeders

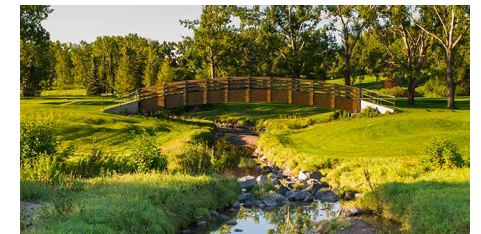
 6 MINUTE WALK



NICK'S STEAKHOUSE & PIZZA

Long-time famous spot for pizza, pasta and steak with full bar and patio.

 2 MINUTE DRIVE



CONFEDERATION PARK

Explore Confederation Park, which is a 400-acre park that includes bike trails, tennis courts, crosscountry skiing and natural playgrounds

Find out why Calgary is one of the fastest growing cities in North America



THE GREAT OUTDOORS, CANADIAN ROCKIES

Get ready to be super jealous of your future self, checking out those alpine meadows, turquoise lakes, waterfalls and wildlife. All year around activities include dog sledding, snow shoeing, cross-country skiing, skinning, snowboarding, skiing & hiking. Enjoy the great outdoors; right outside your doorstep!



THE GREATEST OUTDOOR SHOW ON EARTH - THE CALGARY STAMPEDE

Attracts over one million visitors per year and features one of the world's largest rodeos, a parade, midway, stage shows, concerts, agricultural competitions, chuckwagon racing, and Indigenous exhibitions.



PARKS & PATHWAYS

Grab your picnic blanket, frisbee, and a good book to explore the best parks in Calgary area, with more than 8,000 hectares of parkland and natural areas in the city. Discover incredible green spaces with everything from tennis courts and soccer fields to concrete waves and cricket pitches to keep you active and enjoying these beautiful natural spaces. Explore the great outdoors with family and friends in the middle of the city at one of these local favorite Calgary parks. All this nature adventure is ready to explore in the middle of the city.

ST PATRICK'S ISLANDS PARK

A public plaza, playground & resorted river channels

EDWORTHY PARK

Edworthy Park is home to hiking trails, playgrounds, and picnic sites. Explore the Douglas Fir Trail, a 2.5 kilometre gravel and dirt trail through a forest of Douglas-firs, with lookout points and views of the Bow River Valley.

GLENMORE PARK

The north side of Glenmore Parks borders the reservoir and has a tennis court, pathways, playgrounds and many picnic areas.

The south side of Glenmore Park includes waterfront green space with biking & hiking paths, a sailing school & an aquatic playground.

CONFEDERATE PARK

Explore Confederation Park, which is a 400-ace park that includes bike trails, tennis courts, cross-country skiing and natural playgrounds.

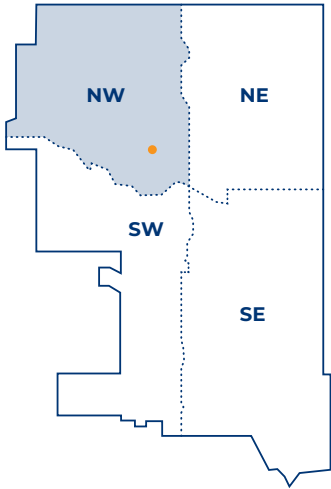
RILEY PARK

Your destination outside with family & friends. A wading pool & playground make it the perfect spot for a family outing!

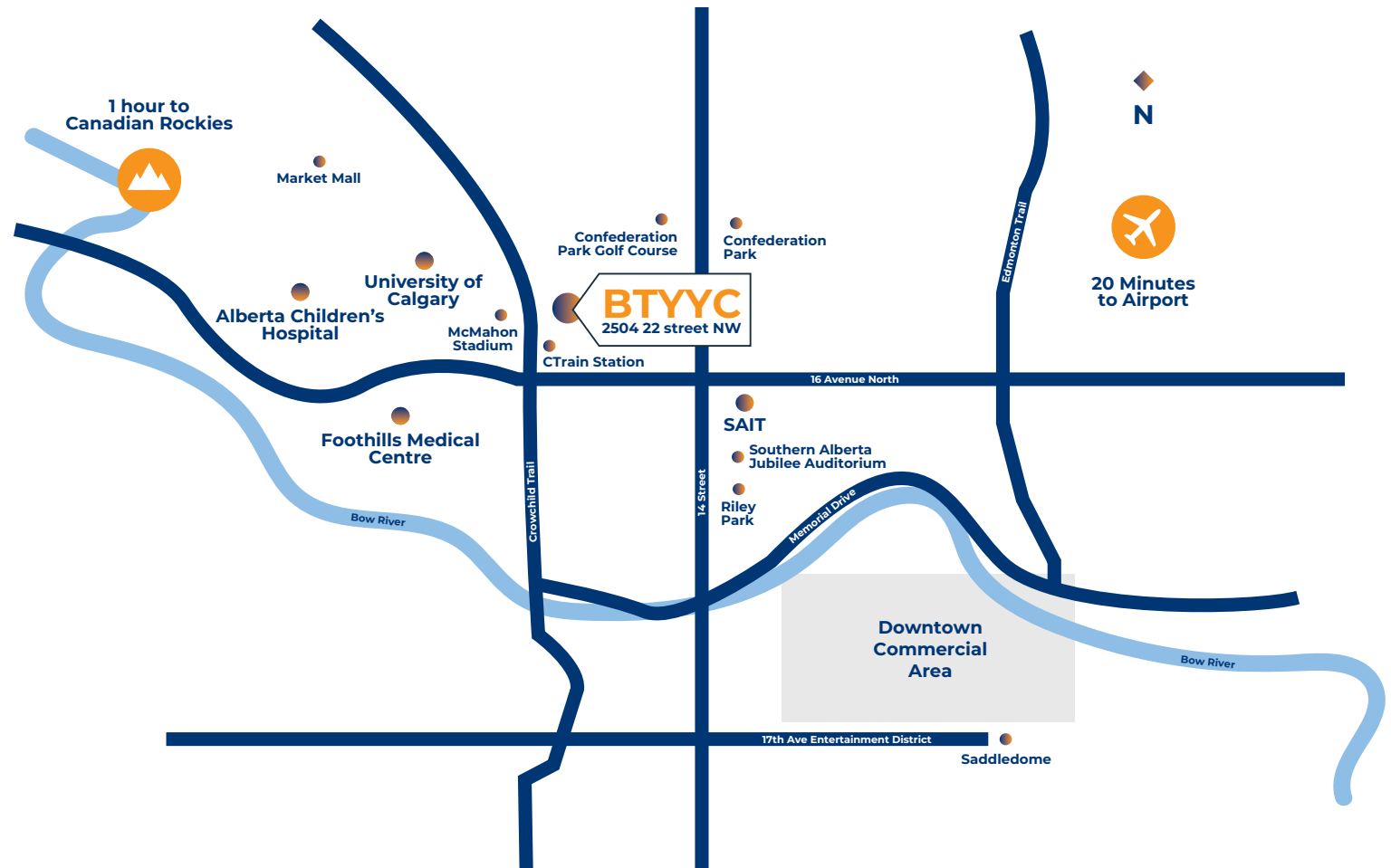
PRINCE'S ISLAND PARK

A downtown oasis

Surrounding Amenities



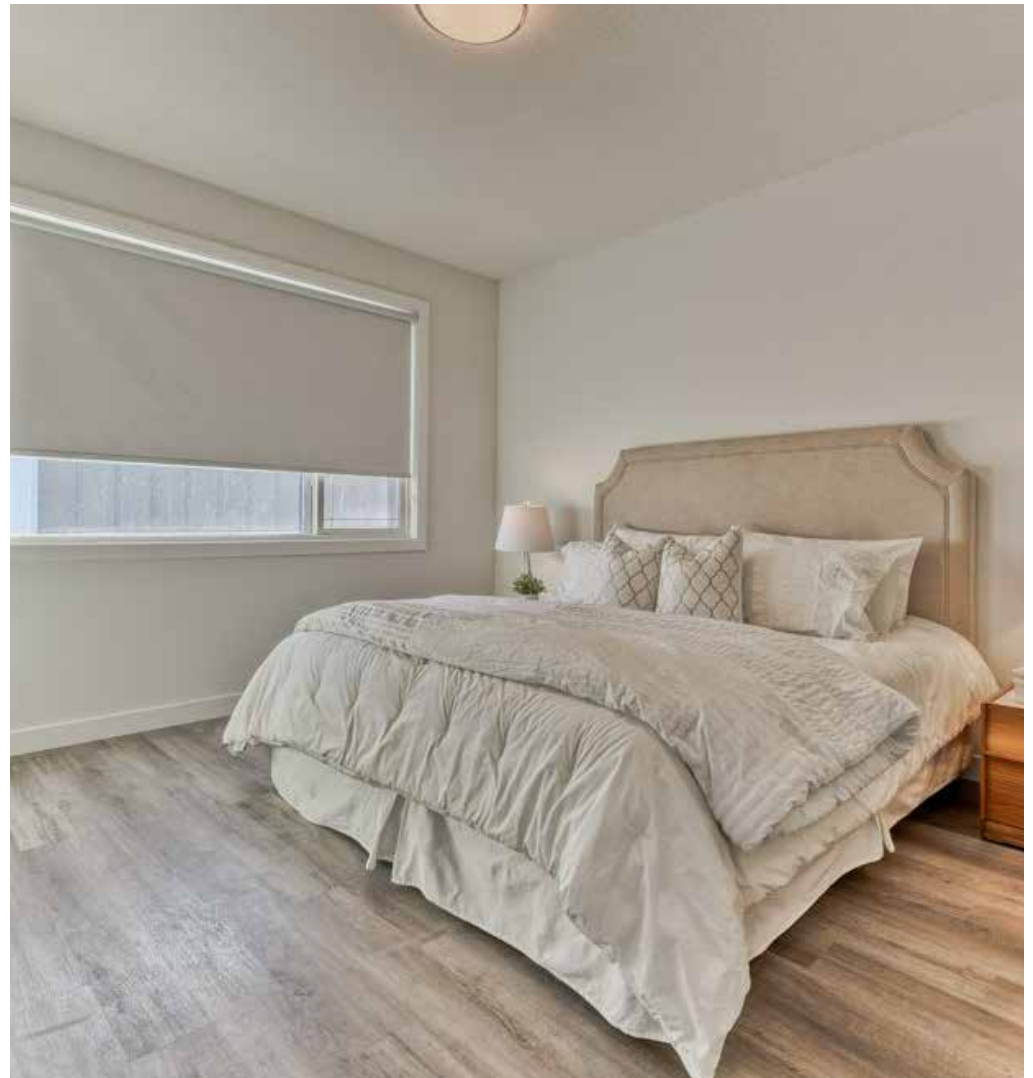
CITY	COMPARABLE NEIGHBORHOOD
Calgary	Banff Trail
Toronto	The Annex
Vancouver	Point Grey



Fit & Finish

THE UNITS

- Energy efficient vinyl double pane windows and oversize doors/patio doors.
- Air conditioning
- Roller shade window coverings throughout.
- Smart Code lock entry lock systems for easy entries.
- Custom picked selections by professional interior designers.
- High quality LVP flooring acoustic underlay throughout all living areas Modern looking LVP stairs with LVP nosing's for longevity and durability.
- Convenient in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior
- Brilliant lighting with LED energy efficient
- Contemporary light fixtures throughout
- Modern flat line painted baseboards, door frames and casings
- Ample closet and storage shelving



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Fit & Finish

KITCHEN

- Floor to ceiling height extra-long, cabinets with soft closers with custom designs with integrated storage.
- Polished hard surface crystal white quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet.
- Modern design subway custom height kitchen backsplashes.
- Polished chrome door handles, modern sleek design.
- High end energy saving Samsung stainless steel appliance package including dishwasher, microwave with integrated hood fan, electric rear control stove and integrated fridges with optimum storage capacity.



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Fit & Finish

BATHROOM

- Polished hard surface quartz eased edge countertops.
- Custom space deigned cabinetry for optimum storage.
- Tile floorings in all bathrooms and custom selected tile.
- Ceiling height tiled finished walls surrounding tubs and showers.
- Matching or similar bathroom hardware and accessories from Taymour.
- Environmentally conscious fixtures, shower heads, and toilets.
- Safety and pressure-balancing mixing valves for tub and showers for well-being. Master bathrooms equipped with showers with integrated seats and custom shower doors.
- Vanity width matching side to side big mirrors.



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Warm Palette



FLOORING

- LVP - Taiga - Casa Pro - Sawgrass

TILE

- 3606 Matte

BACKSPLASH

- Tender Grey Bright Subway Tile

COUNTERTOPS

- Pebble White

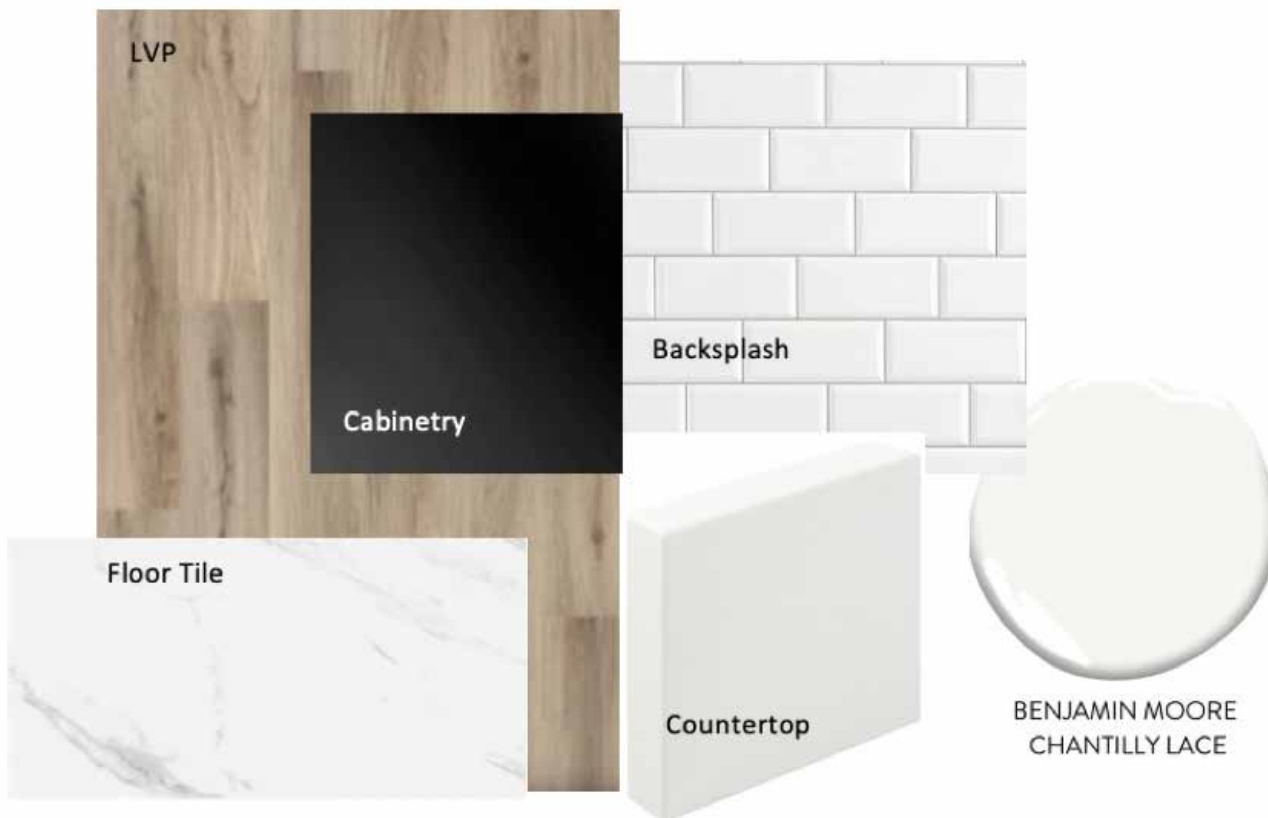
CABINETRY

- White Matte

PAINT

- Benjamin Moore Chantilly Lace

Cool Palette



FLOORING

- LVP - Taiga - Casa Pro - Sawgrass

TILE

- 3606 Matte

BACKSPLASH

- White Subway Tile

COUNTERTOPS

- Crystal White Quartz

CABINERY

- Matte Black

PAINT

- Benjamin Moore Chantilly Lace

Appliances



REFRIGERATOR
33" Counterdepth, Ice Maker



DISHWASHER
24", Hidden Controls



MICROWAVE
30" Spacesaver, 1.7 cu ft



RANGE
30" Front Control, Ceran



LAUNDRY
27" Matching Washer & Dryer



Hardware



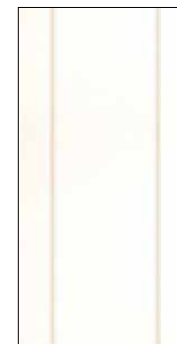
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BASE FINISHING
4" Baseboard & 3" Casing



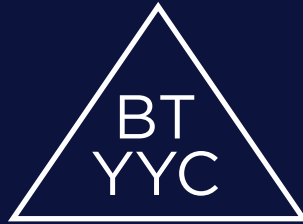
BATH HARDWARE
Taymour Align (Chrome)



DOOR STYLE
Parkrose



DOOR HARDWARE
Weiser Daylon (Chrome)



Blaze Your Trail



ec LIVING