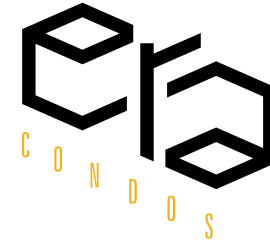




MINTO COMMUNITIES

C
O
N
D
O

S



minto's calgary story.

After much success in Ottawa, Toronto, and Florida since our beginning in 1955, The Minto Group decided to expand its business into Western Canada and Minto Properties first entered the Calgary market in July 2012.

We have a pipeline of 3500+ units and 5 properties in Calgary. **The Boroughs** (500 units), **Grandview** (2,500 units), **The Annex** (108 units), **Era** (186 units), **The Annex II** (100 units).

to date, minto has

8 rental properties in Calgary

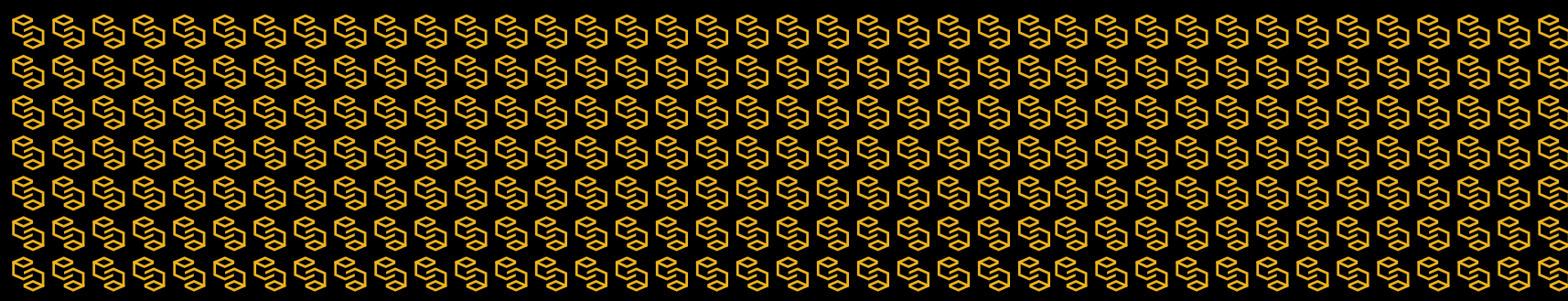
totalling

1560 units

future minto communities projects.

Community of 500 townhomes and mid-rise condos located in Calgary's South East, across from Easthills Shopping Centre with 1 million square feet of retail, only 15 mins to downtown.

Master planned Community of 2500 single family detached, semi-detached, townhomes and condos in Airdrie, located 30 minutes North of downtown Calgary.

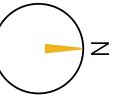


**floor plans
& floorplates.**



floorplate

floors 2–13



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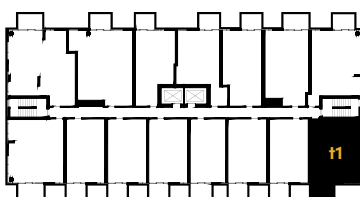
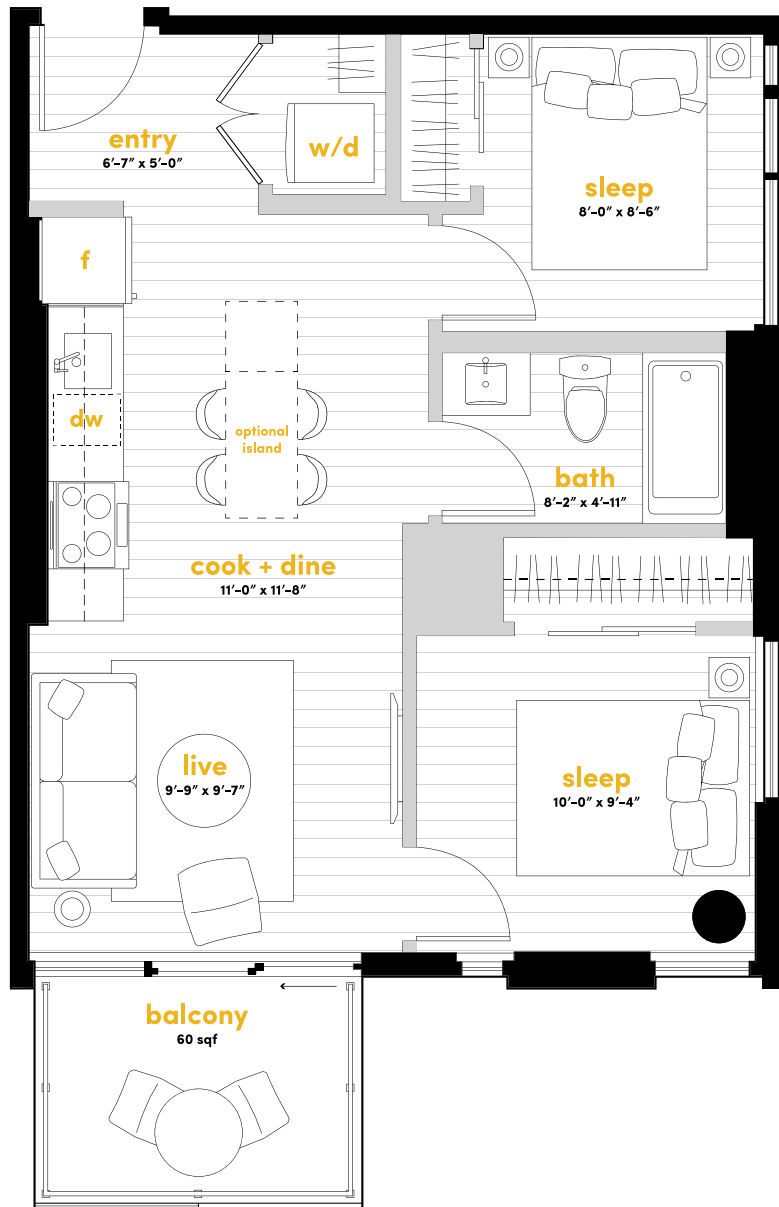
4th street ne ▼

unit t1

586 ft²

2 bed

1 bath



4th street

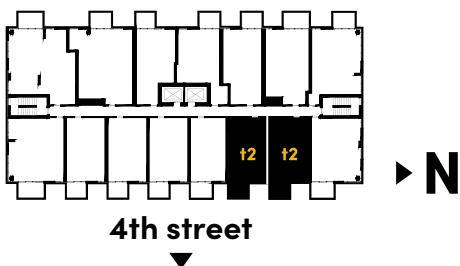
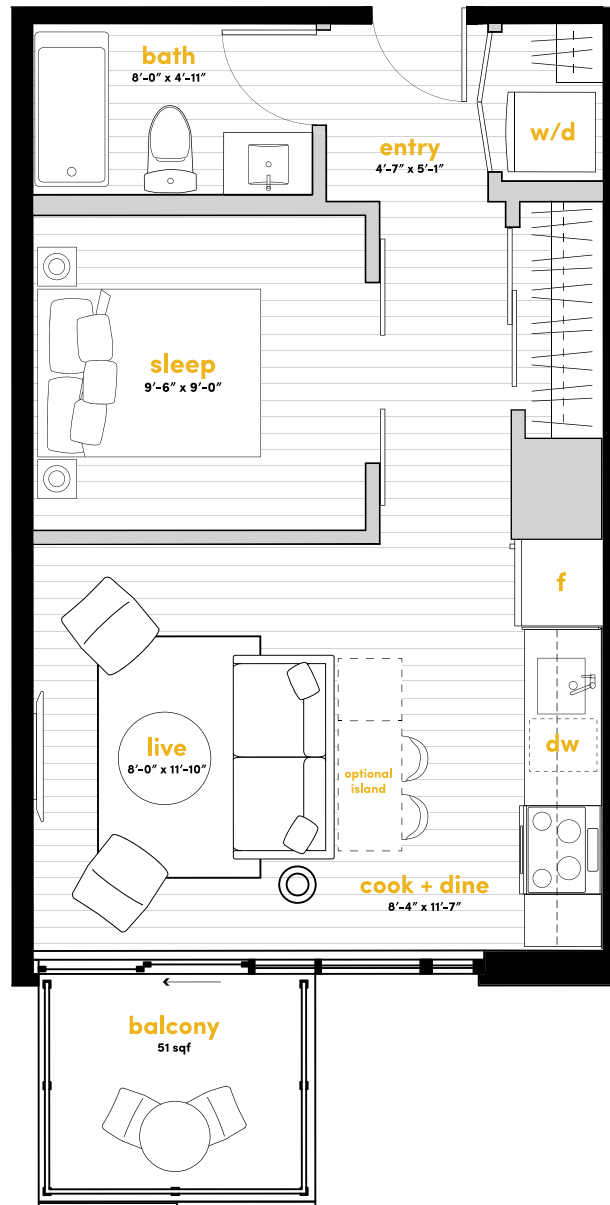


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unit t2

476 ft²

jr. 1 bed
1 bath



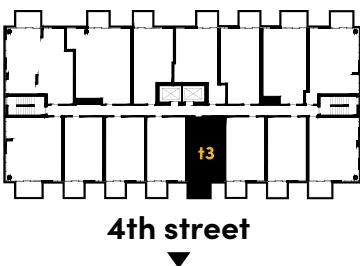
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unit t3

435 ft²

jr. 1 bed

1 bath

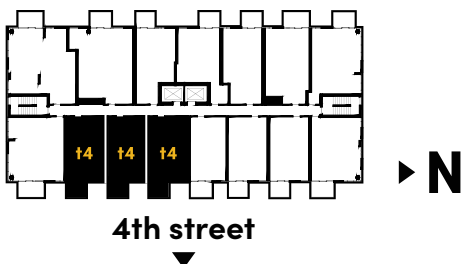


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unit t4

476 ft²

1 bed
1 bath



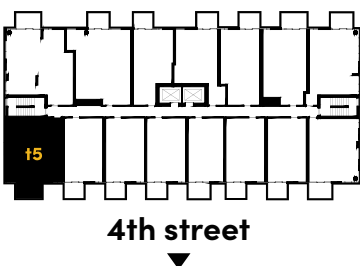
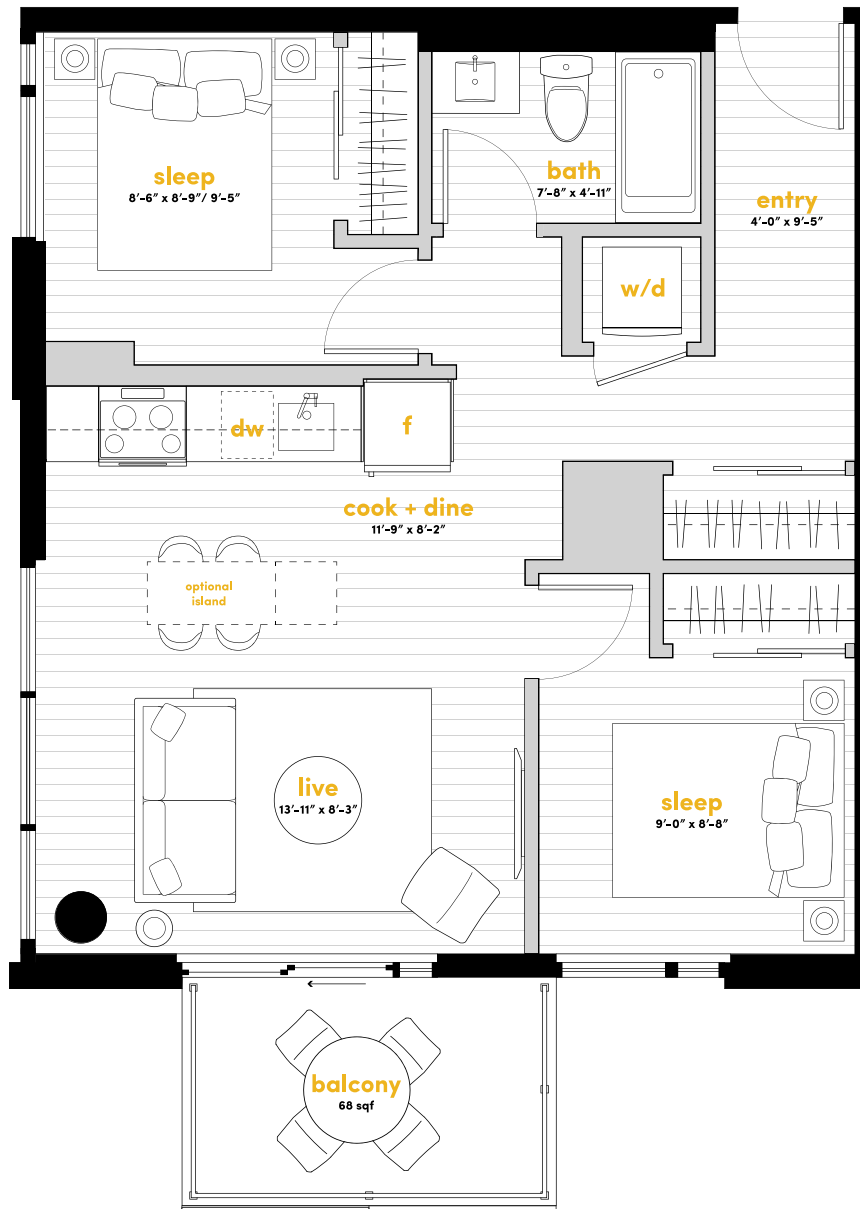
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unit t5

650 ft²

2 bed

1 bath

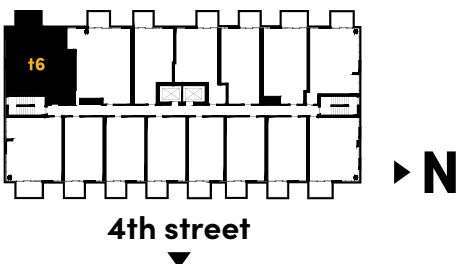


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unit t6

822 ft²

2 bed
2 bath



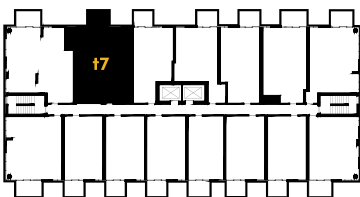
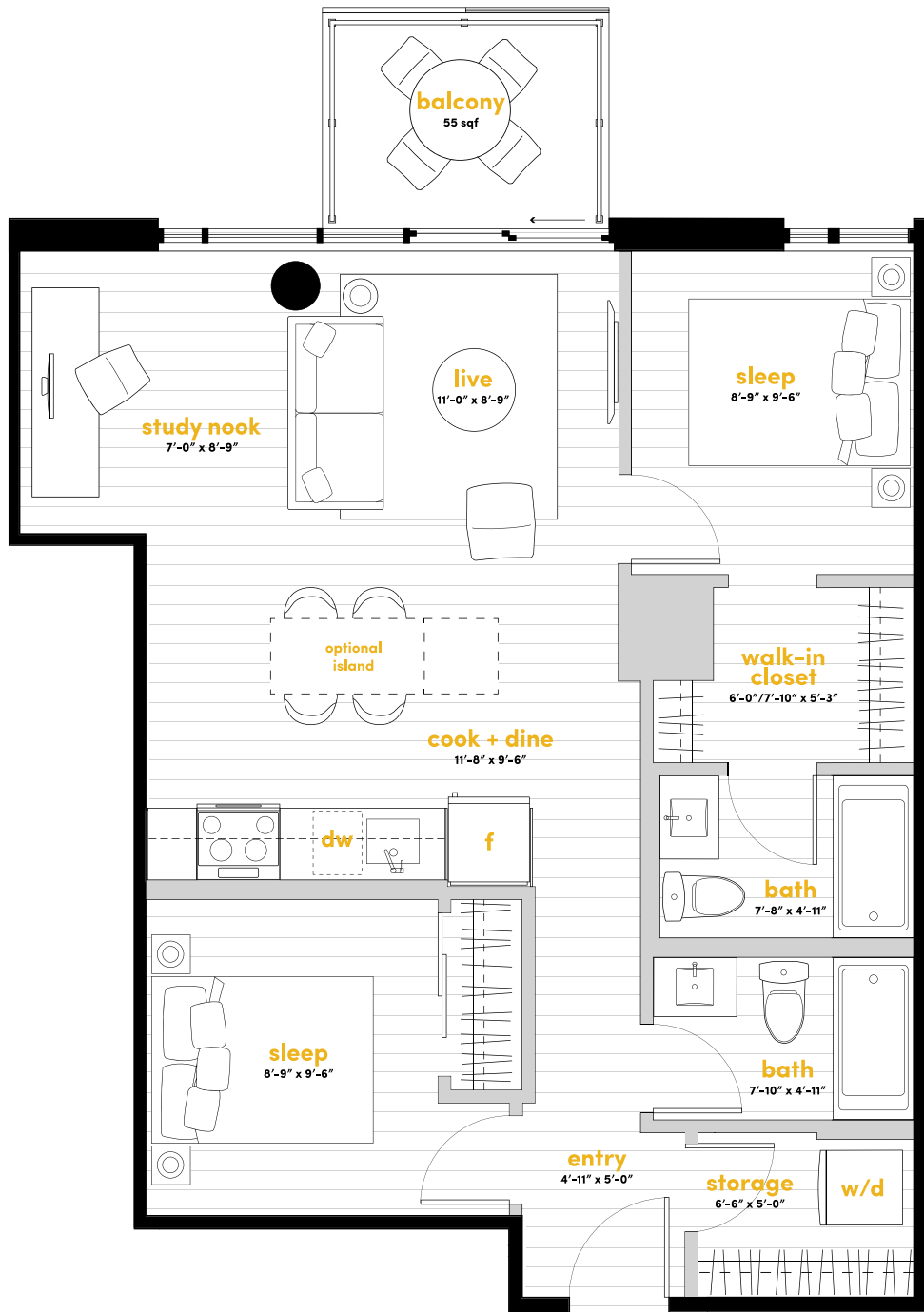
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unit t7

786 ft²

2 bed

2 bath



4th street

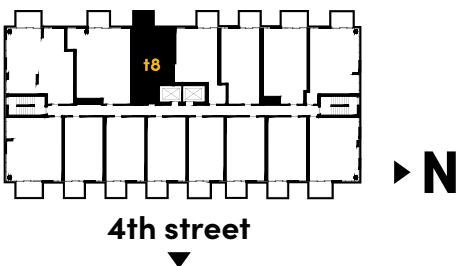
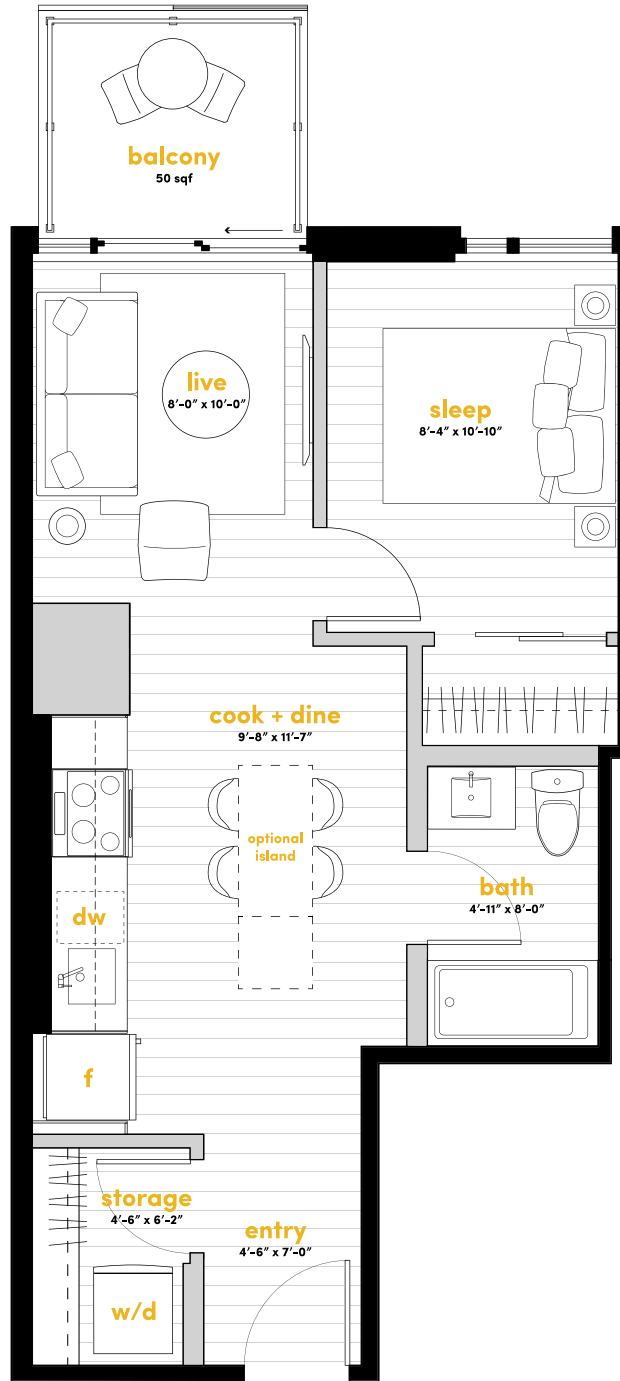


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unit t8

500 ft²

1 bed
1 bath



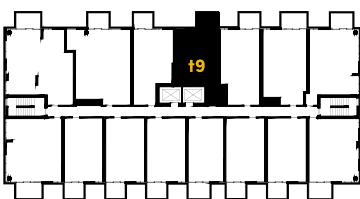
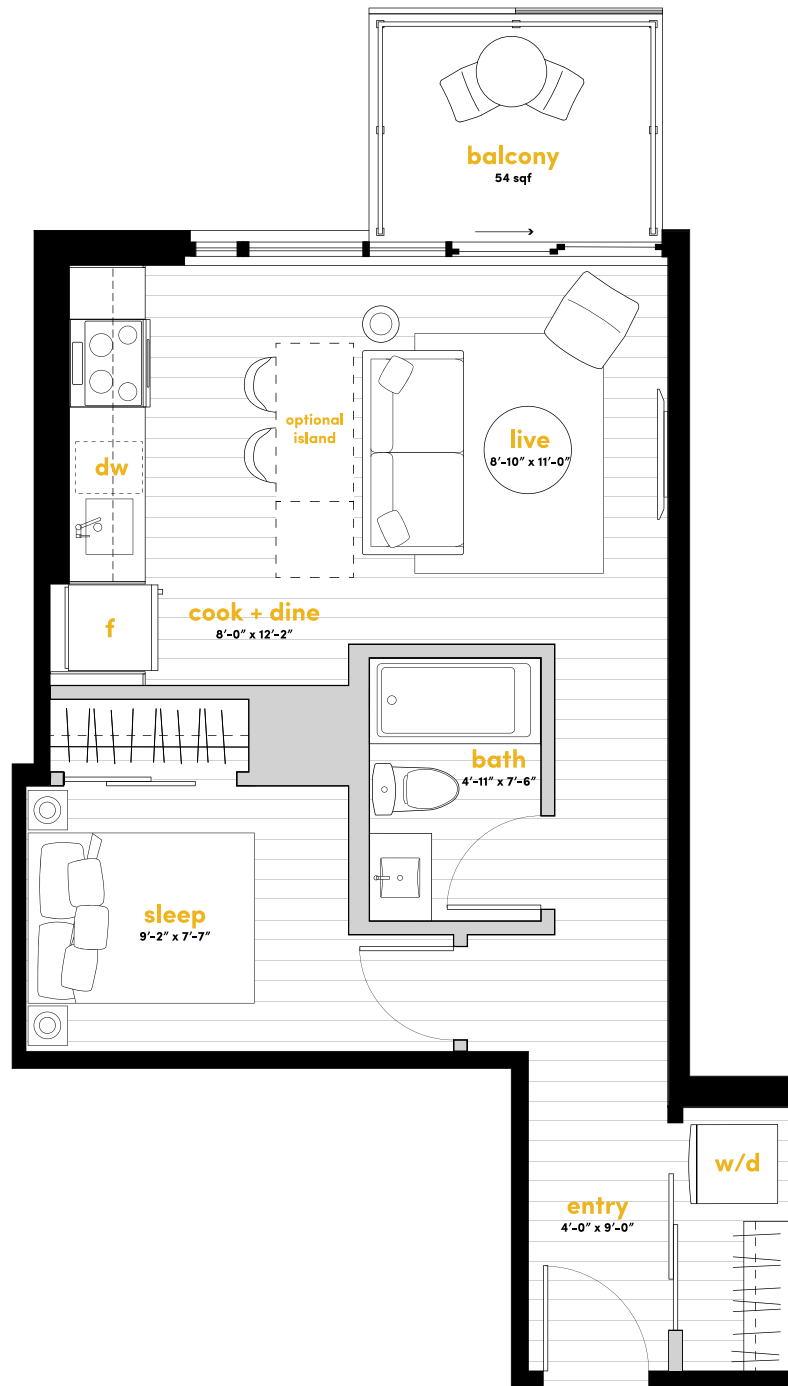
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unit t9

508 ft²

1 bed

1 bath



4th street

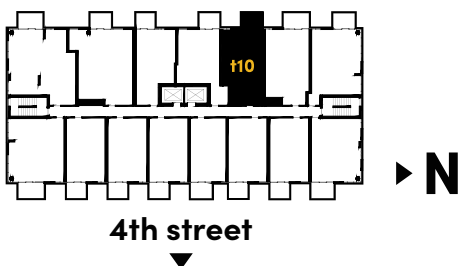
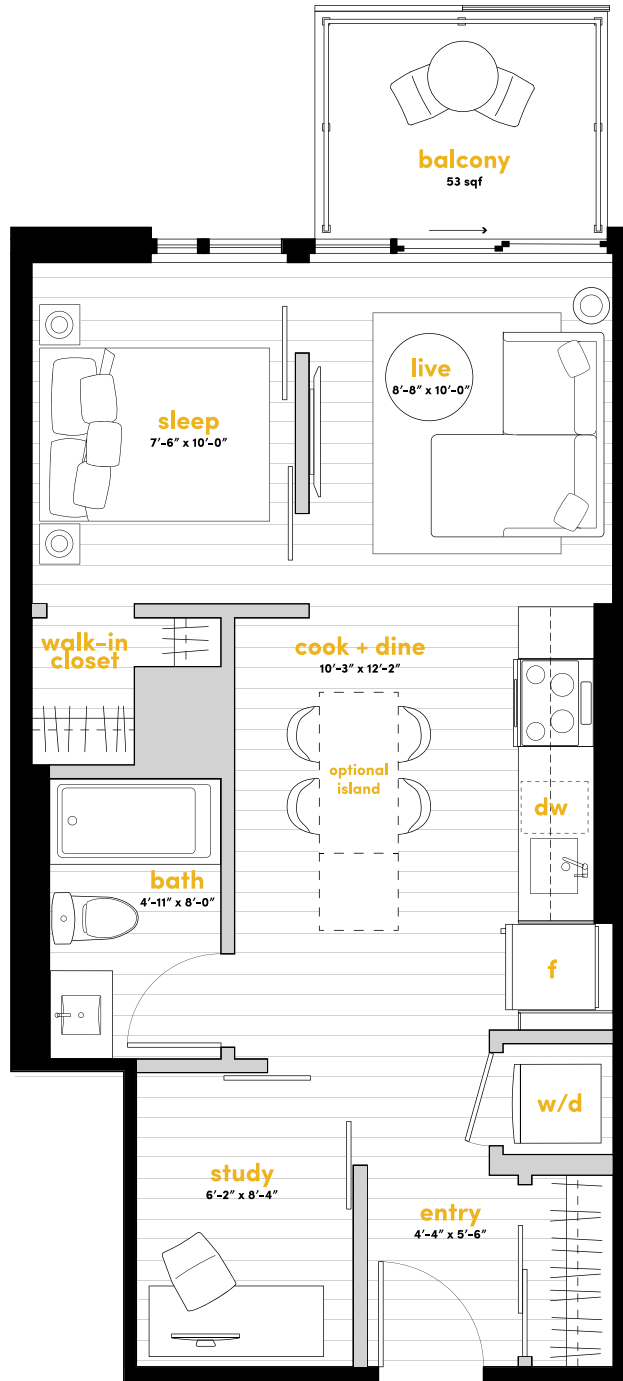


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unit t10

549 ft²

1 bed + study
1 bath

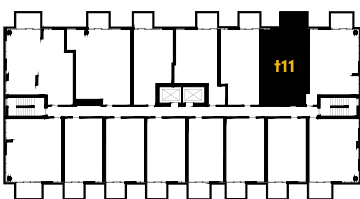
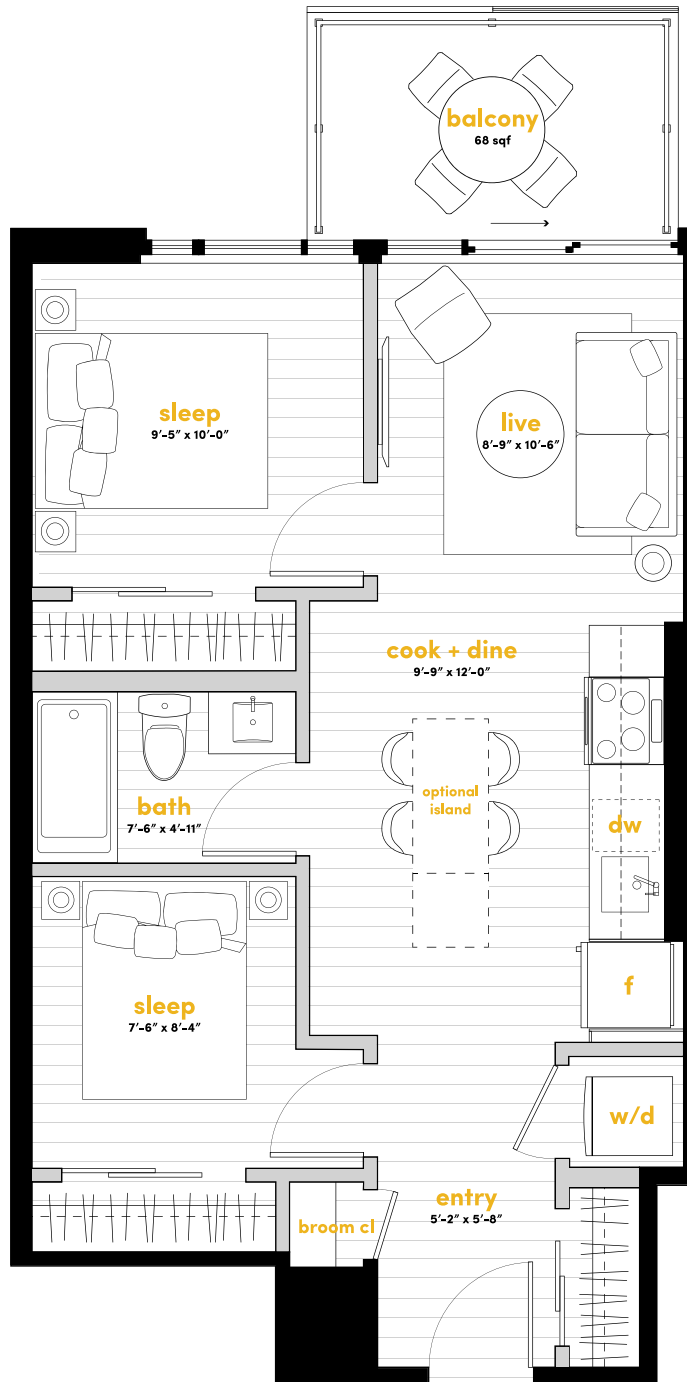


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unit t11

602 ft²

2 bed
1 bath



4th street

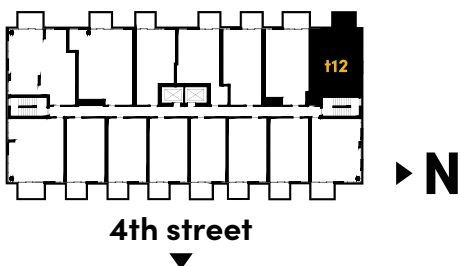
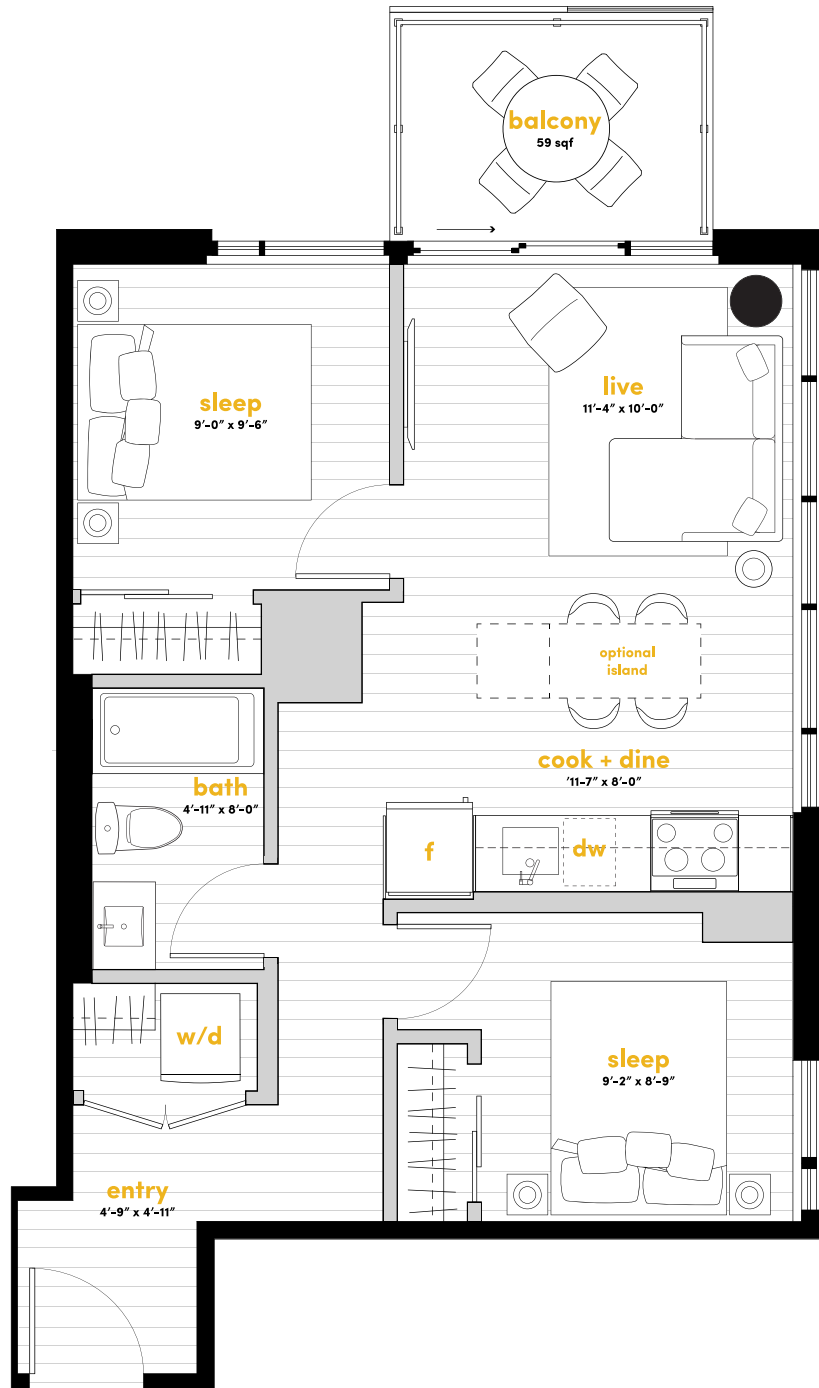


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unit t12

623 ft²

2 bed
1 bath



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features & finishes.

key features.

- Era's 13-storey building is located in one of the most sought-after inner-city neighbourhoods in Calgary.
- Spectacular city and mountain views.
- Among the lowest condo fees in the city, starting at \$154 per month – because we don't recreate the incredible neighbourhood amenities within Era, saving you money.
- Affordability doesn't end with your purchase. Era is an energy efficient building, registered for Leadership in Energy and Environmental Design (LEED) certification, which means a lower environmental footprint but also reductions in your monthly energy costs.
- Energy efficient elements include triple-pane windows, energy-efficient appliances, low-flow plumbing fixtures, on demand heating and cooling, heat recovery ventilation units (HRV), and LED light fixtures.
- Era is a pet-friendly building complete with special outdoor area for the four-footed member of your family. Bridgeland also has its own expansive, natural dog park on Tom Campbell's hill.
- There's in-suite, on-demand, all-season heating and air-conditioning controls – yet another unique offering in a new Calgary condo.
- Gather with family and friends on Era's roof-top patio with its fireplace, BBQ, and outdoor dining and seating areas while enjoying incredible views.
- Secure underground parking.
- If you work downtown – or simply want to enjoy the new Calgary Central Library, a show at Jack Singer Concert Hall or at the National Music Centre, and any amazing entertainment options – it is a 10 minute walk away from your new home.
- Outdoor recreation is easy as living at Era, you are minutes away from kilometres of pathways along the Bow River with direct access to St. Georges Island, Prince's Island Park, business district, East Village and Inglewood.

features & amenities.

common amenities.

- rooftop patio includes outdoor dining areas, fireplace, BBQ areas, and lounging space
- underground visitor parking
- intercom entry system
- secured access via electronic encrypted security fob for: main building access, bike storage, underground parking, and storage lockers
- modern lobby with lounge seating and mail room
- designer carpet tile throughout corridors and common areas
- solid core entry door to suite includes a safe lock deadbolt & lever

kitchen features.

- modern cabinetry
- soft close door and drawer hardware
- quartz countertop
- full-height tile backsplash
- stainless steel appliances
- stainless steel under-mount sink with a single lever, pullout spray faucet
- under-cabinet LED lighting

style inspired interior finishes.

- 8'-6" ceiling on floors two through eleven (9' ceiling on floors twelve and thirteen)
- painted ceiling finish
- luxury vinyl plank (LVP) flooring
- contemporary baseboard and door casing with flat profile & square edge
- lever-style interior door hardware
- decora light switches and receptacles
- phone/data jacks in bedroom(s) & living room
- in-wall cable conduit & tv backing in living room

bathroom features.

- maintenance free luxury vinyl plank (LVP) flooring
- floating vanity cabinet to coordinate with kitchen cabinetry
- quartz countertop with quartz backsplash
- white under-mount sink
- full width vanity mirror
- contemporary vanity lighting
- contemporary acrylic tub insert with tile border
- sleek, chrome faucets and accessories

sustainability commitment.

what sustainability means to Minto.

We're focused on building better communities, one home at a time - and sustainability is a big part of our "better". by improving building performance, we're helping to reduce utility consumption and save homeowners money while reducing impact on the environment. creating better spaces that promote comfort, cost savings, health and community connections is something we're completely committed to.

what is a LEED certification?

LEED (leadership in energy and environmental design) is a rigorous, third-party green building rating system that emphasises water use reduction, improved energy performance through equipment and appliance selection, suite compartmentalization, effective ventilation, and indoor air quality.



location & transportation

- the Era location encourages less reliance on a vehicle-dependent lifestyle. the building is located steps from the bow river & pathways creating accessibility to transit and cycling infrastructure.



water efficiency

- low-flow plumbing fixtures contribute to water use savings up to 44% when compared to standard fixtures.
- careful specification of non-native plants and smart irrigation systems will contribute to outdoor water saving of up to 32% compared to standard irrigation systems and planting.
- Era aims to save approximately 44% in water efficiency compared to other similar buildings not pursuing a LEED certification.



energy & atmosphere

- long-lasting LED lighting specified throughout each suite and common areas in the building.
- indoor lighting specifications aim to use 46% less electricity than traditional (incandescent or fluorescent) lighting, producing equivalent amounts of light and contain no mercury.
- suites are complete with a HRV (Heat Recovery Ventilation unit) which allows for incoming fresh air from the outdoors and more efficient heating and cooling.
 - HRV units offer an average effectiveness of 58-72% better than buildings without these units resulting in lower utility costs and money savings.



sustainable sites

- conscious of the impact Era construction will have on our environment.
- through sustainable construction practices, erosion and sediment controls will be put in place to reduce the overall impact on the municipal stormwater system.
- non-toxic pest control measures in place to limit damage by insect and rodent infestations such as:
 - concrete foundation walls
 - non-wood material for all structural elements
 - increased spacing between soils & non-masonry siding
 - sealing of all cracks
 - rain gutters to discharge more than 600mm from the foundation



materials & resources

- building specifications are selected with the environment in mind.
- dedicated to sustainable construction practices.
- limit the amount of waste sent to landfills through recycling construction waste.



indoor environmental quality

- providing a more comfortable indoor environment to aid in the health and well-being of occupants.
- 4 pipe fan coil units allow for heating or cooling on demand at any time of the year.
- constant supply of fresh air in suites through the use of an individual HRV (Heat Recovery Ventilation unit).
- compartmentalized units limits the transfer of air and odours.

directory.



1.5 hour drive
to Banff



nearby campuses
10 min. drive to SAIT,
14 min. drive to Mount Royal,
16 min. drive to U of C



nearby bus stops
10+ bus stops just steps from
your front door



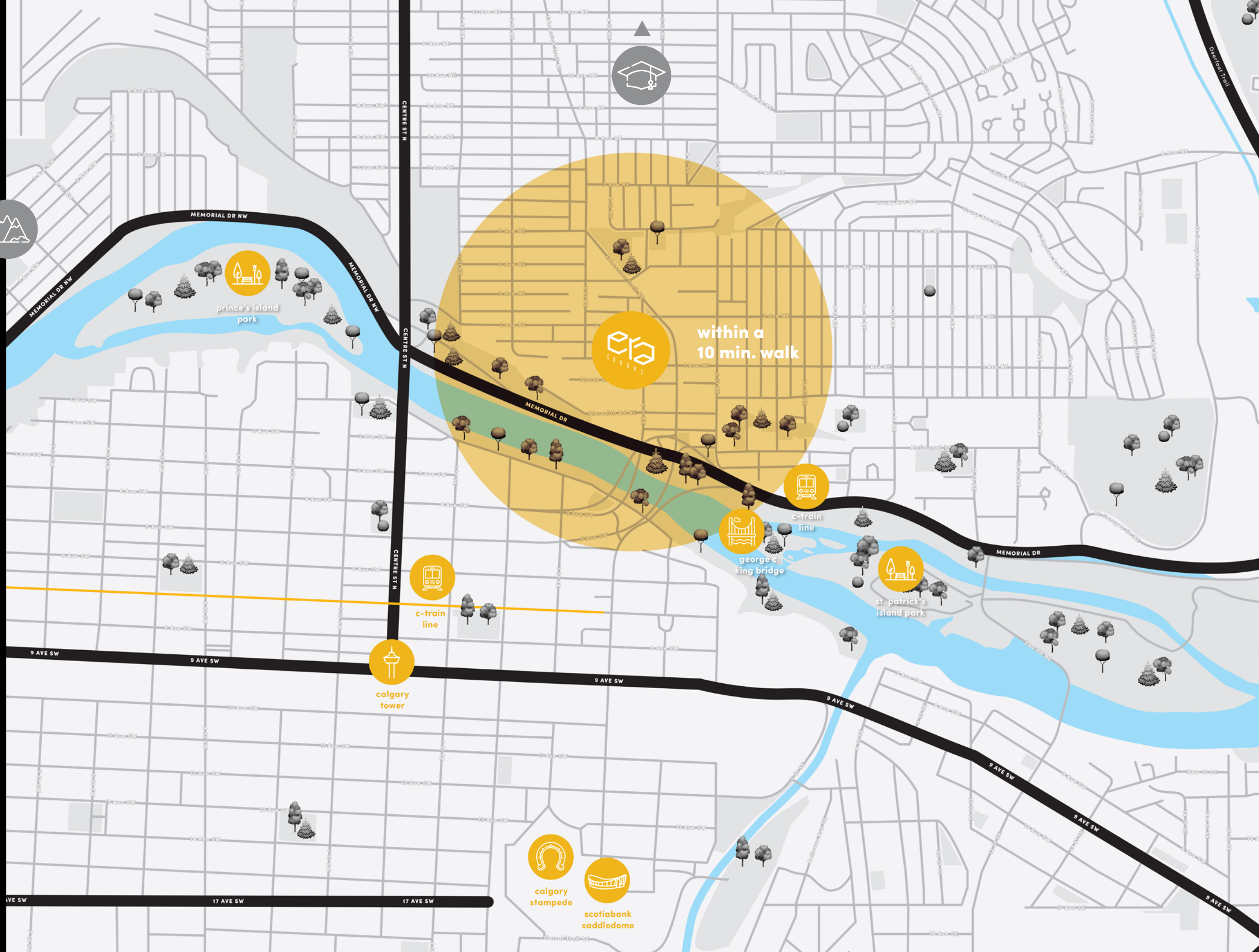
10 min. walk
to the nearest C-Train station



5 min. bike ride
St. Patrick's Island Park
& Prince's Island Park



2 min. walk
to Bow River and path-
way system



**within a
10 min. walk**

18 restaurants
& bars

6 drug
marts

4 grocery
stores

6 coffee
shops

3 gyms

3 schools



own your era

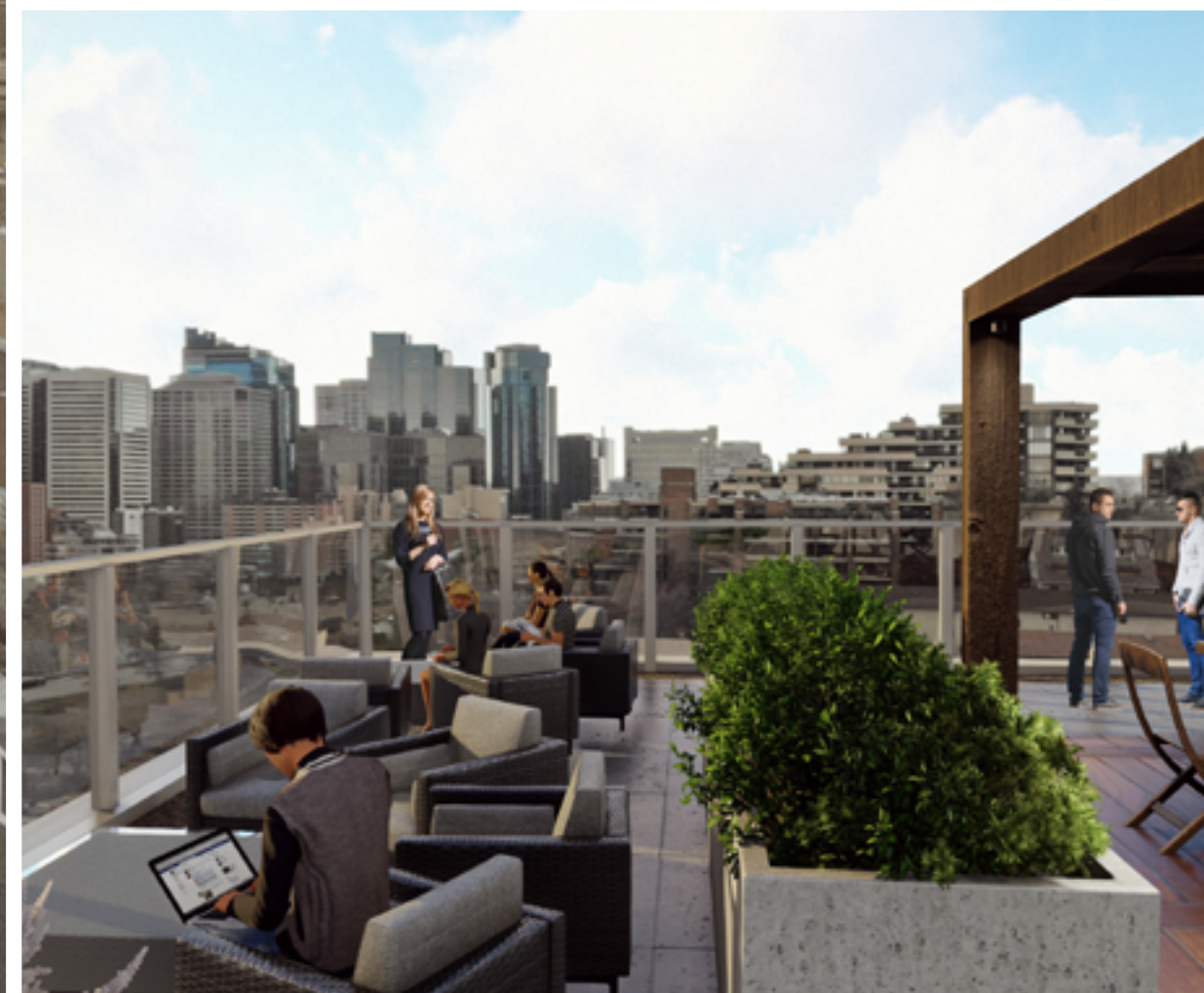




project exterior.



rooftop views.





north view.



south view.



east view.



west view.

views.





our  is here.

presentation centre

second floor, 306 - 10th Street NW

Calgary, AB T2N 1V8

phone: 403.351.0235

email: era@minto.com

minto.com/era

presentation centre hours

monday - tuesday . 12 pm - 6 pm

wednesday . closed

thursday - friday . 12 pm - 6 pm

saturday and sunday . 12pm - 5pm

ERA

C O N D O S



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