

KEY FEATURES

annex
CONDOS

- The 9-storey Annex building is located in Kensington, one of Calgary's trendiest neighbourhoods.
- The Annex is registered for Leadership in Energy and Environmental Design (LEED) and targeting Gold certification— a testament to Minto's commitment to exceptional design and high performance, that not only reduces consumer costs, but creates sustainable living for generations to come.
- Energy efficient elements include energy-efficient appliances, low-flow plumbing fixtures, on demand heating and cooling, heat recovery ventilation units (HRV), and LED light fixtures.
- The Annex is equipped with a spacious roof-top patio that's complete with a dog run, fireplace, communal barbecues, a community garden, a group game set-up and ample seating areas for residents to socialize.
- Spectacular downtown views.
- Steps from Sunnyside LRT station.
- Secure underground parking.
- The Annex is a pet-friendly building complete with a special outdoor area for the four-footed members of your family.
- Outdoor recreation is easy living at The Annex: there are kilometres of extensive cycling and pedestrian pathways along the Bow River, with direct access to Prince's Island Park and the business district.
- You're only a 10 minute walk or 1 LRT stop away from your new home if you work downtown, or want to enjoy any of the amazing entertainment option available in the core.
- The Southern Alberta Institute of Technology (SAIT) is located 1 LRT stop north of the Annex, making the building an ideal location for students.
- Among the lowest condo fees in the city, starting at \$179 per month.
- Incredible neighbourhood amenities, including shops, restaurants, pubs, cafes, theatres, grocery and more.

Minto's The Annex in Kensington, is comprised of 108 one and two bedroom suites. Just steps from the Sunnyside LRT, it features a spacious rooftop multi-amenity space designed by award winning landscape architect, O2 Planning and Design.

COMMON AMENITIES

- Rooftop patio including outdoor dining areas, fireplace, community garden and dog run
- Security and intercom entry system
- Secured access via an electronic encrypted security fob for building, bike storage, underground parking and lockers
- Modern lobby with lounge area and tile flooring
- Designer carpet tiles in corridors
- Convenient surface visitor parking at the rear of the building
- Solid core suite entry doors with safe lock deadbolt & lever

STYLE-INSPIRED INTERIOR FINISHES

Choose from three contemporary finish packages: Industrial, Mid Mod or Urban. Each package features the following designer selected finishes:

- Maintenance free, luxury vinyl plank (LVP) flooring with integrated acoustic underlay
- Roller shade window coverings
- 9' ceilings on floors one and nine, 8'-6" ceilings on floors two through eight
- Style-inspired LED lighting including package specific kitchen pendants
- Modern flat profile with square edge 4" baseboard and 2.5" door casing
- Decora light switches and dedicated USB charging outlet
- Lever-style contemporary door hardware
- Spacious patios and balconies with convenient gas BBQ hook-up
- Phone and data jacks in bedroom(s) and living rooms, in-wall cable conduit & outlet with future TV backing in living rooms and pre-wiring for high-speed internet in bedroom(s), den and living room

KITCHENS FEATURES

- Modern design kitchen cabinetry highlighting a functional sitting, eat-in island with soft close door and drawer hardware
- Quartz countertops with waterfall islands on floors two through nine
- Full-height tile kitchen backsplash
- Stainless steel appliances
- Stainless steel under-mount sink with single lever faucet and convenient pullout spray
- ENERGY STAR® front loading white washer and dryer vented to exterior
- LED under-cabinet lighting

BATHROOM FEATURES

- Tile flooring
- Floating vanity cabinets which coordinate with the kitchen cabinetry and feature soft close hardware
- Quartz countertops with quartz backsplash
- White under-mount sink with style-inspired faucet
- Sleek, style-inspired faucets, fixtures and accessories
- Style-inspired, vanity wall sconce
- Contemporary-style acrylic soaker bathtub and/or acrylic shower base with full height tile surround
- Hand-held shower head in ensuite walk-in showers only
- Glass shower door for all walk-in showers

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. Minto's The Annex will be one of the 1st Buildings in Calgary to achieve LEED v4 Homes Multifamily Midrise, once certified. Minto is targeting to meet the Gold level certification.



Location & Transportation

- The Annex 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.
 - 85 Bike Score
 - 96 Walk Score



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 irrigation systems will contribute to outdoor water saving of up to 32% compared to standard irrigation systems.
- Overall The Annex aims to save approximately 44% in water efficiency compared to other similar buildings not pursuing a LEED certification.



Materials & Resources

- 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 unit. (Heat Recovery Ventilation).
- Compartmentalized units limits the transfer of air and odours.



Sustainable Sites

- Conscious of the impact The Annex 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 and non-masonry siding
 - Sealing of all cracks
 - Backdraft dampers on dryer vents
 - Rain gutters to discharge more than 600 mm from the foundation



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.
- Exterior windows are double pane windows which are argon filled which helps to reduce heat loss through the glass during the winter months.
- Exterior windows have low-emissivity glass which helps to minimize harmful UV and IR light that may pass through the glass into the indoor environment. This glass does not compromise the amount of desired light that is transmitted, as a result:
- Visible light transmittance remains at 70% and solar heat gain coefficient is reduced to .39, this will keep your suite cool in the summer and warmer in the winter.
- Suites are complete with HRV(Heat Recovery Ventilators) which allow 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.