

BROOKLYN

— Townhomes —



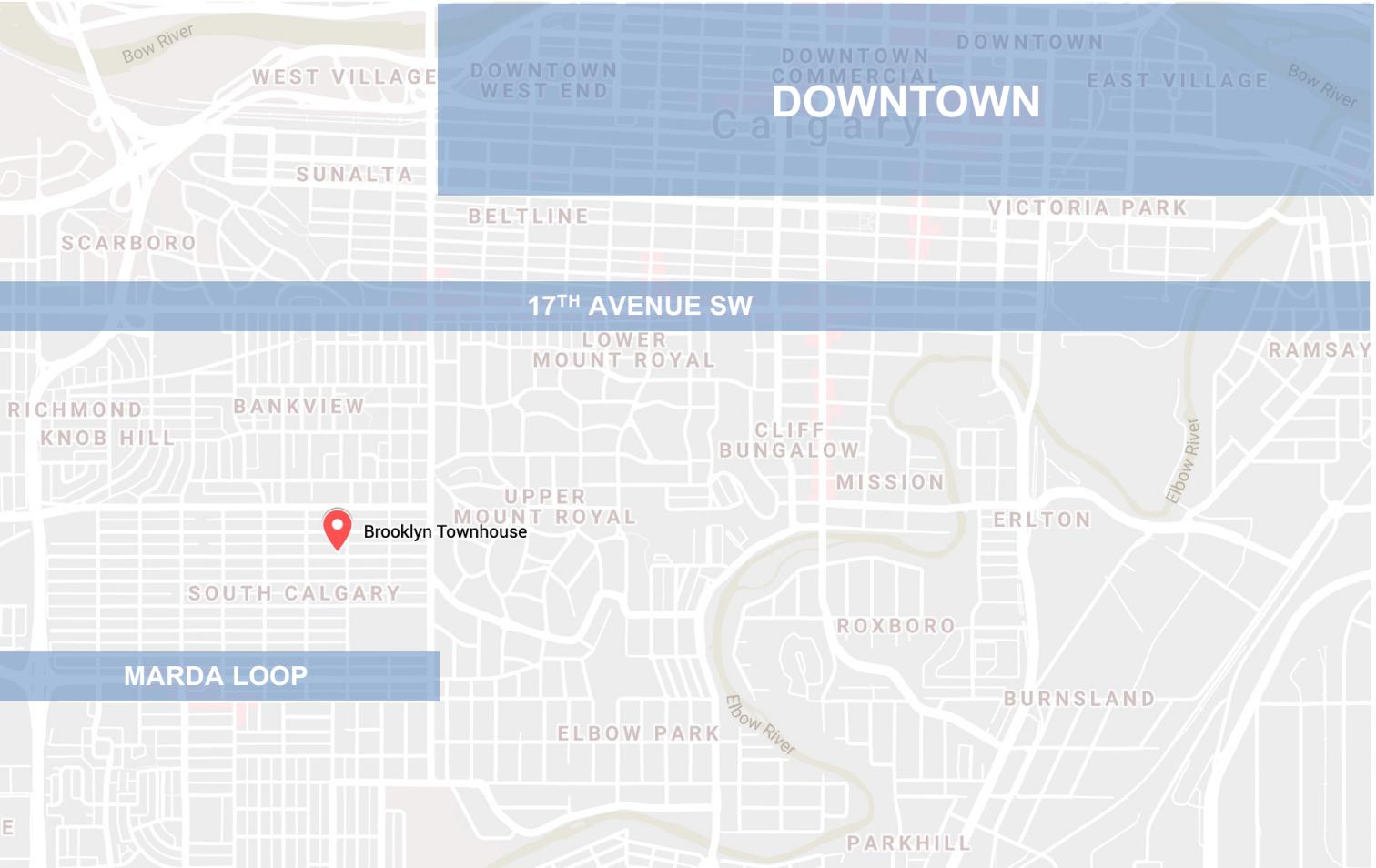
BROOKLYN IN SOUTH CALGARY

The best of NYC has landed in South Calgary! Modern new townhomes crafted in an iconic, vintage style that sets it apart from the rest, in one of the best locations you could ask for - Brooklyn Townhomes is bringing inner-city living to a new level. This exclusive development features 12 prominent townhomes designed for the metropolitan lifestyle with 2 distinct floorplans to choose from. Every room oozes charm and modern design, with hints of rustic elements as a nod to South Calgary's historic past. Stylish interior finishes beautifully complement the bright, open-concept spaces. Positioned at 28th Avenue and 17th Street SW in the heart of this vibrant inner-city community, it's a short walk to trendy shopping, restaurants and other urban amenities, with convenient access to major roads for everything else.

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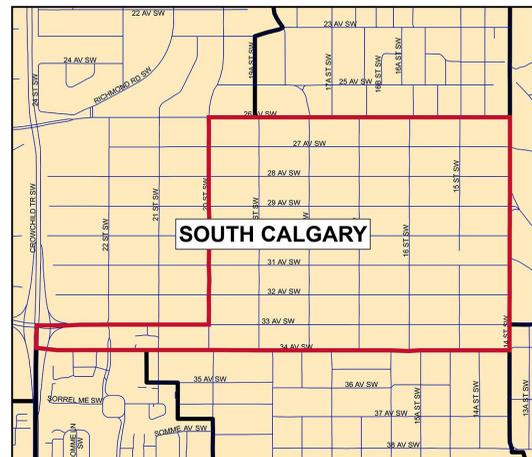
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LOCATION – SOUTH CALGARY



SURROUNDINGS

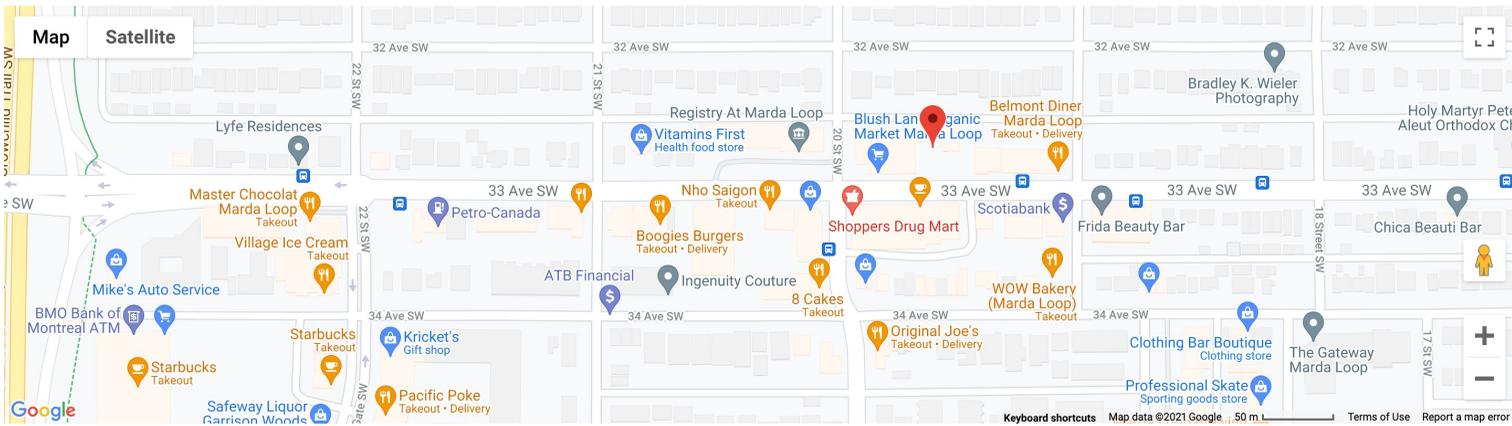
- **Marda Loop Communities Association**
- 4 minute Walk
- **Marda Loop**
- 10 minute Walk
- **17th Avenue SW**
- 4 minute Drive
- **Downtown Commercial**
- 10 minute Drive
- **Mount Royal University**
- 7 minute Drive
- **University of Calgary**
- 11 minute Drive



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MARDA LOOP



Since 1984, Marda Loop has been a thriving destination found east of Crowchild Trail. With more than **130** exclusive owner-operated businesses, featuring local shops, restaurants, and walking tours, make Marda Loop a destination ready for you to experience.



17TH AVENUE



Lately Restaurant & Bar

Why Go

Over **400** unique shops, services and more to explore. Only on 17th Ave. Set in a lively outdoor environment the district spans 17th Ave between 2nd and 14th Street SW - close to downtown and Stampede Park. Boutique shops, fine-dining restaurants, lively lounges and inspirational cafes mix to create Calgary's **most popular lifestyle destination**. There are also a host of salons and spas, business offices and services that include everything from tailors to dentists. 17th Ave has been a popular destination for Calgarians and visitors for decades. Come experience all that 17th Ave has to offer.

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NEIGHBORHOOD

Meet the Neighbours

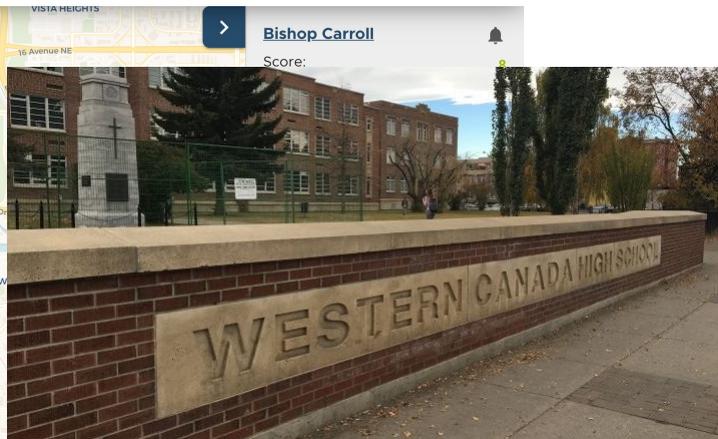
Marda Loop is filled with young families, established homeowners and students of Mount Royal University. An active community, these residents love to spend time outdoors and visiting local shops and businesses. While the South Calgary Community Association definitely has some incredible amenities for the winter, residents take a particular liking to it during the summer thanks to the outdoor pool and beach volleyball courts.



SCHOOL ZONE – WESTERN CANADA HIGH

A screenshot of the Fraser Institute School Rankings website. The header includes the Fraser Institute logo and "School Rankings Alberta". Navigation links for "HOME", "ABOUT", and "PDFS" are visible. Social media icons for Facebook, Twitter, LinkedIn, Instagram, and YouTube are present. Below the header, there are tabs for "ELEMENTARY SCHOOLS" and "SECONDARY SCHOOLS", with "SECONDARY SCHOOLS" selected. A search bar is labeled "SEARCH FOR" with a dropdown arrow and the text "Search for a school name, city...". To the right of the search bar, there are dropdown menus for "TYPE" (set to "All types") and "SEARCH" (with a magnifying glass icon). Further right are icons for "FILTERS", "MAP VIEW", and "LIST VIEW".

A map view from the Fraser Institute website showing the location of Western Canada High School. A pop-up window for "Western Canada" provides the following information: "Public", "SCORE 8.8", and "RANK 15/253". There are buttons for "LEARN MORE" and "ADD TO COMPARE". The map shows various neighborhoods in Calgary, including University Heights, Parkdale, Spruce Cliff, Shaganappi, Glendale, Killarney/Glengarry, Bankview, Rosedale, Mountview, Vista Heights, Renfrew, Inglewood, Ramsay, and Roxboro.



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INTERIOR

