



THE  
Sovereign

# Sovereign

17<sup>TH</sup> AVENUE





**Discover What  
Sovereign has  
to Offer**





# Building Details

## 17<sup>TH</sup> Ave SW

in the desirable downtown core

## 13 Stories

including main floor retail & urban homes

## 155 Units

22 floorplans to choose from

## Penthouses

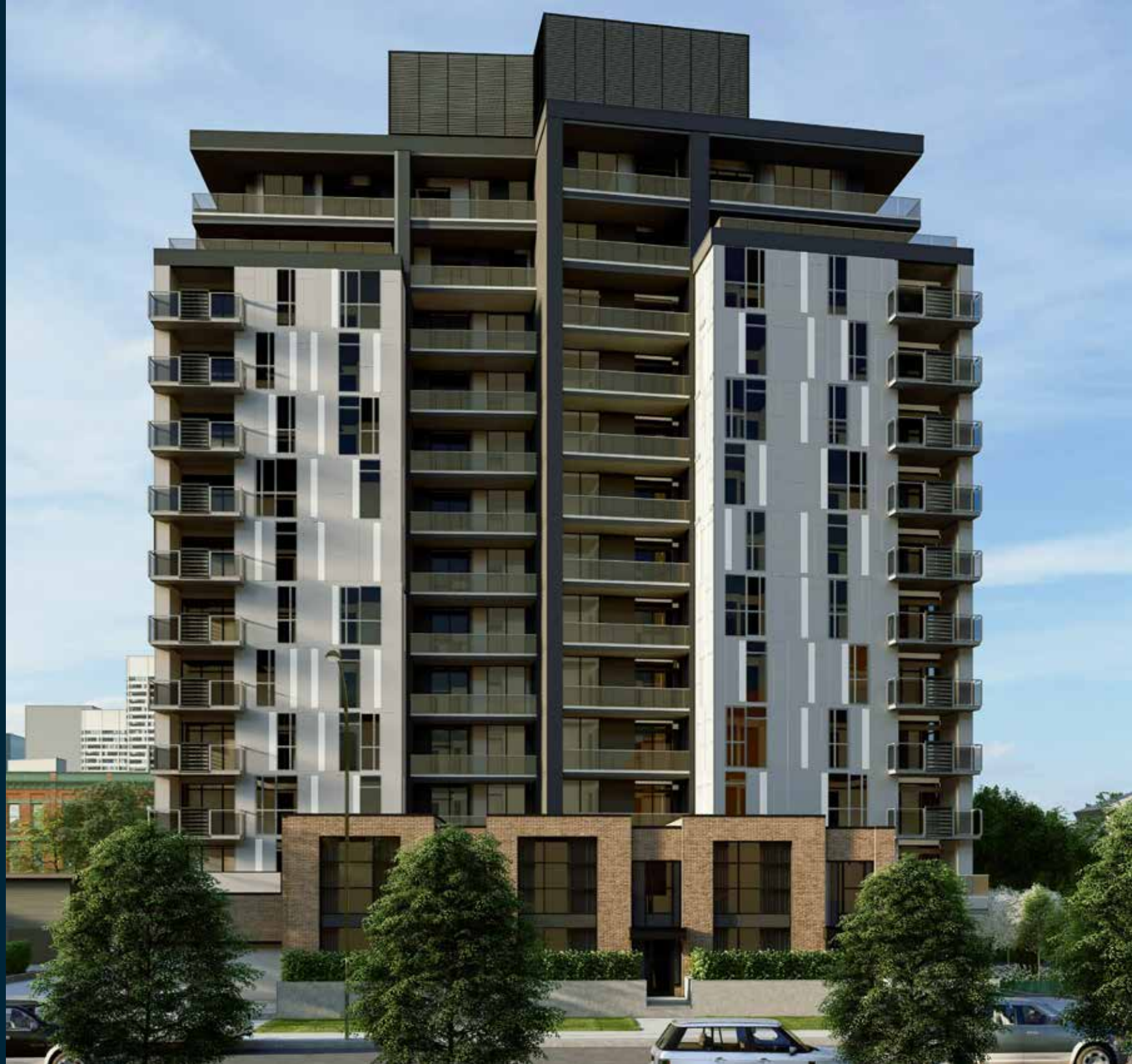
on the top 2 floors

### Main Floor Amenities

Retail & Restaurants  
Fitness Centre  
Owner's Lounge  
Leasing Office

### Parking

2 Level Underground Heated Parking  
Outdoor Visitor Parking







# Top 4 Reasons to Love Sovereign



## Downtown Calgary Location

For as long as we can remember, 17<sup>TH</sup> Ave and it's energetic atmosphere has been, and still is the place to bar-hop, grab a bite around the clock, have a cup of artisanal coffee or shop till you drop. From locally-owned bakeries to award-winning restaurants and everything in between, 17<sup>TH</sup> Ave is truly one of the most diverse dining sectors in Calgary with over 150 foodie places to enjoy. Plus, Sovereign's location alongside the Elbow River pathway provides immediate connectivity to a network of pedestrian and bicycle paths, spanning 48km along the banks of the Bow River of Calgary.



## Calgary's Growth Keep's On Climbing

- **Calgary's Culture + Entertainment District (15 minute walk)** , a vibrant, high-density, mixed-use community is currently under way reshaping Stampede Park into an active, walkable and accessible community with enhanced connections to adjacent neighbours like Sovereign on 17<sup>TH</sup>
- **BMO Convention Centre Hotel (15 minute walk)**  
220+ Rooms | 31,000 sq.ft. commercial space
- **Arts Commons Transformation (15 minute walk)** – Featuring six resident companies: Alberta Theatre Projects, Arts Commons Presents, Calgary Philharmonic Orchestra, Downstage, One Yellow Rabbit and Theatre Calgary





## Tech Sector Turning Heads

Calgary's tech industry is among the highest in Canada in terms of growth, it placed third overall in the U.S. and Canada markets for "Tech Markets to Watch" advancing in North America - Coldwell Bank Richard Ellis (CBRE) Tech 30-2022 Report.



## Reputable Builder

We've been designing and building award-winning homes for 45 years. Our reputation for quality is second to none, and yet the experience tells us only one home matters - The home we're building for our customers. Homes by Avi has built homes in 150 outstanding communities for over 20,000 proud homeowners and counting!

- **Multi Family Builder of the Year Recipient**
- **14X Consumer Choice Award Winner**
- **6X Builder of the Year Award Winner**
- **Canadian Home Builder of the Year Recipient**
- **Customer Insight - Best Customer Experience Recipient**

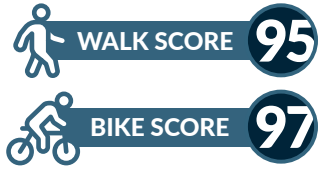








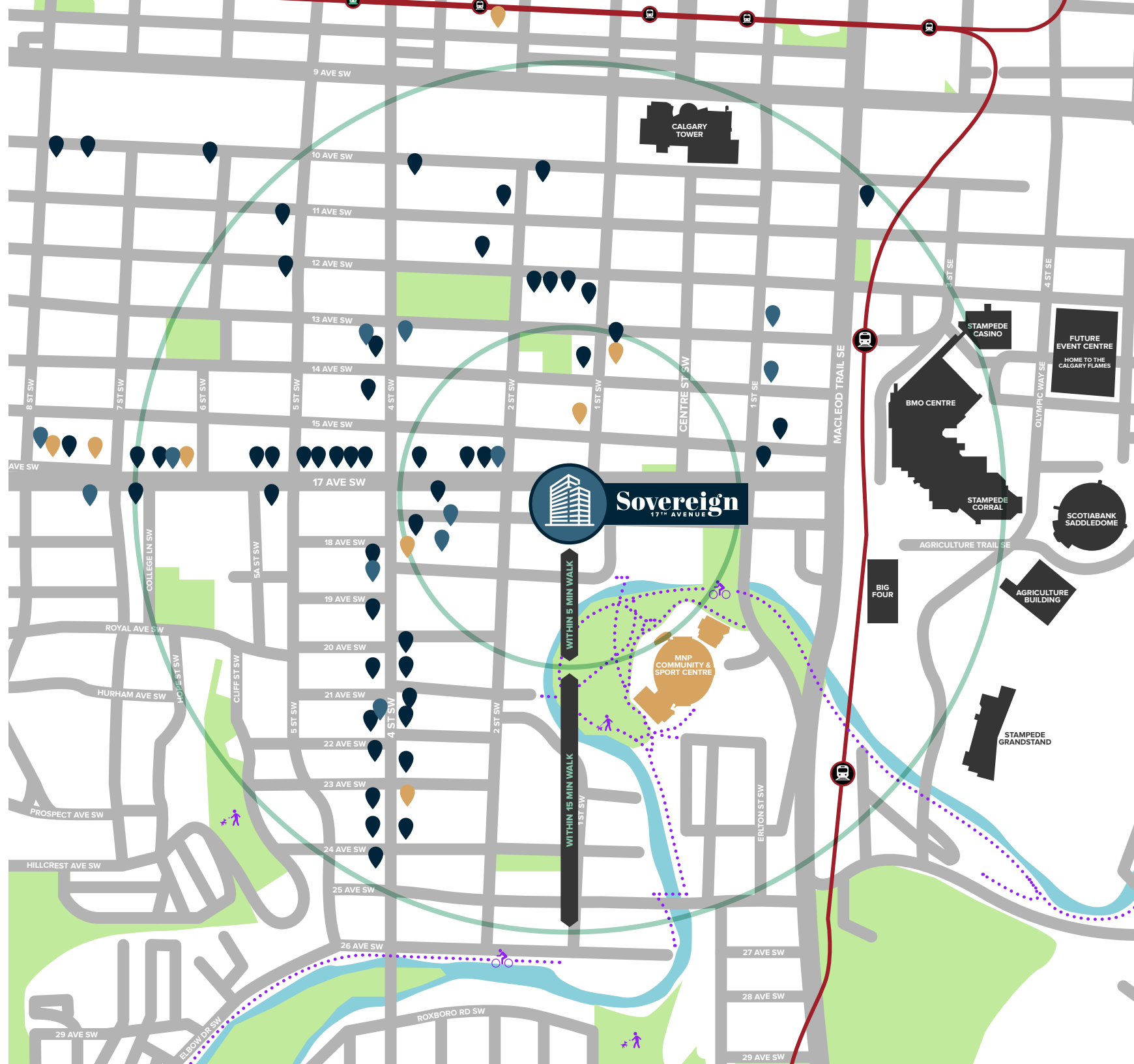
# Area Amenities



Discover what's within a short 5-15 minute walk.

- Date Night**  
Restaurants & Entertainment
- Retail Therapy**  
Shops
- Healthy Living**  
Grocery Stores & Self Care Facilities
- Parks & Greenspaces**
- Bike & Walking Pathways**
- C-Train Line & Platforms**
- Large Facilities**

You'll love the walkability of the neighbourhood. In the community of Mission, surrounded by trendy culture, you're within walking distance to unique boutique shops and one-of-a-kind restaurants like Mercato and Añejo. Join friends at Calgary's world class sport and fitness facility MNP Community & Sport Centre to train, swim and more! An abundance of amenities continue on 17<sup>th</sup> Ave as you reminisce with friends at the legendary Ship & Anchor pub or innovative comfort of Model Milk. No matter your taste, there's plenty of entertainment options and services nearby not to mention CORE Shopping centre, boasting 120 retail outlets and home to Holt Renfrew. Finish your day with a walk or jog along the Bow River Pathway minutes away.





# Why Calgary?



## Weather & Mountains

Calgary enjoys more days of sunshine than any other major Canadian city and is less than an hour's drive from the majestic Rockies.

## Low Taxes

Alberta's GST is 5%, and has **no land transfer taxes**.

## Demographics

Calgary is home to 240 different ethnic origins and has the third-largest visible minorities population in Canada. Calgary is a young city with the median age of Calgarians being 37.





## Model Milk

Our philosophy – buy the best ingredients we can afford and try not to screw them up before they hit the plate. We source great quality local and regional produce, prepare them simply, showcasing them at their best. We have formed strong relationships with local and regional farms and fisheries who practice natural, sustainable and responsible methods.

📍 308 17 Ave SW | [2 Minute Walk](#)

## Añejo

Located in the landmark 4th Street Rose building, an anchor of the neighbourhood in the '80's, the Mexican food experience has been elevated to another level. Handcrafted recipes cooked to perfection in Mexican style with a flair for contemporary flavours. Vibrant, boisterous, and bold. A stunning multi-level sky-lit room, inspired & interactive Mexican cuisine, 200+ tequilas, and Calgary's best margarita.

📍 2116 4 St SW #2 | [9 Minute Walk](#)

## Clive Burger

At Clive Burger, we know that fast food doesn't have to mean junk food. We love burgers as much as we love our customers and our community, which is why we use the best ingredients we can find, from grass-fed beef raised by local farmers, to beer brewed right here in Calgary

📍 736, 17 Ave SW | [10 Minute Walk](#)

## Mercato

Calgary, Meet Italy. Mercato is unlike any other restaurant in the city. We prepare each dish from scratch with ingredients fresh from our Market, boast an Italian-only wine list, and immerse guests in our traditions with our open-concept kitchen. Chat with the chef, raise a glass with other diners—when you eat at Mercato, you're family.

📍 2224, 4 St SW | [11 Minute Walk](#)

## The Coup

The Coup opened its doors to Calgary and surrounding areas with the desire to provide a modern vegetarian restaurant to the community. Since then we have been dedicated to delivering a vibrant atmosphere and creative vegetarian fare. Our products have been selected based on deep ecological ethics, allowing for a large percentage of our ingredients to be local, whole, organic, and made from scratch

📍 924 17 Ave SW | [14 Minute Walk](#)

## Made by Marcus

Our ice cream is built from scratch with dairy from grass-fed cows and real ingredients produced by farmers, roasters, distillers and artisans we know and trust. Our kitchen creates small batches of some of the wildest flavor combinations that people line up for. Our hope is that you indulge in the best ice cream you've ever tasted.

📍 1013 17 Ave SW | [15 Minute Walk](#)







# Shopping & Fitness



Get started on a more relaxed, stress-free lifestyle today. All it takes is a **15-minute walk**.



## Clothing, Shoes & Accessories

- Arc'teryx
- Ethos Bridal
- Gravity Pope
- Kit & Ace
- Lululemon
- Purr



## Music, Computers & Electronics

- Apple Experts
- Best Buy
- Canadian Tire
- Sloth Records



## Home Decor & Florists

- Steeling Home
- Structube
- The Sunday Shop
- West Elm



## Grocery

- Safeway
- Shoppers Drug MArt
- Urban Fare

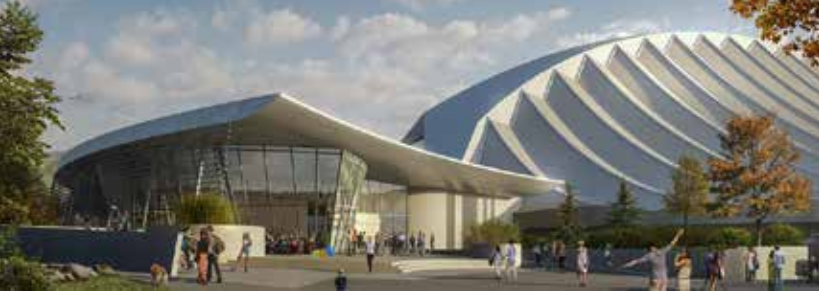


## Fitness

- Amped Advantage
- Barry's Bootcamp
- Goodlife Fitness
- MNP Community & Sport Centre
- League - Hiit, Spin, Yoga







# Tourism

## MNP Community & Sport Centre

The MNP Community and Sport Centre is a multi-purpose aquatic and fitness hub serving both competitive sport and the recreation needs of the greater downtown area and surrounding communities. This vibrant community centre for sport excellence hosts a number of world-class competitions and delivers thousands of patrons to the facility each day to experience a multitude of wellness and fitness programs. The new and enhanced leisure centre expansion is currently underway and is expected to be completed in 2024.

📍 2225 MacLeod Trail SE | [5 Minute Walk](#) | [2 Minute Drive](#)

## Calgary Stampede

For 10 days and nights every July, Calgary puts on its white hat and welcomes the world. Attracting over one million visitors annually, “The Greatest Outdoor Show On Earth” is the most authentic, memorable western experience you could ever pack into a single vacation featuring the worlds largest rodeo, thrilling chuckwagon races, First Nations cultures, Agriculture showcase, midway, live music and much more.

📍 1410 Olympic Way SE | [10 Minute Walk](#) | [4 Minute Drive](#)

## CORE Shopping Centre

Is the dominant shopping complex conveniently located in the heart of downtown with easy access to the C-train, bus, hotels and the Telus Convention Centre. The CORE spans three city blocks, featuring four levels of 160 retailers, restaurants and services all beneath North America’s largest skylight.

📍 324 8 Ave SW | [18 Minute Walk](#) | [5 Minute Drive](#)

## Scotiabank Saddledome

For three decades the Scotiabank Saddledome has been Calgary’s gathering place for premier events/concerts and the fun just keeps on coming. It’s also home the NHL’s Calgary Flames.

📍 555 Saddledome Rise SE | [21 Minute Walk](#) | [5 Minute Drive](#)

## Calgary Film Centre

Film is alive and booming in Calgary! HBO’s series The Last of Us (Canada’s largest-ever production) is one of 50 productions attracted to Calgary. Providing over 9000 jobs and counting! The centre itself supports innovation and excellence in the creative and digital media industries by use of its 35,000 square-foot of multipurpose workshop/warehouse space for film production and home to William F. White International.

📍 5750 76 Ave SE | [19 Minute Drive](#)



## Rouleauville Square

Is located next door to Sovereign on 17th, this tree-lined pedestrian walkway, is the quiet extended courtyard to your oasis at Sovereign with hand sculptured brick mural and circular plaza, it's the perfect spot to enjoy Calgary's sunny sky and load up on vitamin D.

📍 197 17 Ave SW | **1 Minute Walk**

## Lindsay Park

Boardering MNP Community & Sport Centre, Lindsay Park is located along the Elbow River and is a prime spot for runners and cyclist a like. It contains a playground, and several picnic sites.

📍 2225 MacLeod Trail SE | **4 Minute Walk**

## Central Memorial Park

Is Calgary's oldest park with the newest facelift. It is located in the heart of the Beltline.

📍 1221 2 St SW | **6 Minute Walk**

## Beaulieu Gardens

Beaulieu Gardens are the beautiful terraced gardens located in Calgary's beltline surrounding the historic Lougheed House. The house dates from 1891 and was home of Sir James Lougheed and family and is now a museum.

📍 707 13 Ave SW | **11 Minute Walk**

## Tompkins Park

Tompkins Park stretches a block along 17 Avenue and is nestled among retail shops and restaurants and is home to the Uptown 17 Ave Market.

📍 17 Ave & 8 St SW | **12 Minute Walk**

## Elbow Island Park

a.k.a The Wandering Island

A rich colourful park, welcomes several permanent, functional artworks by local and national artist. These public artworks create and enhance a space found between city and nature.

📍 650 Rideau Rd SW | **19 Minute Walk**







# Education

There are 6 post secondary institutions including 2 major Universities.

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University of Calgary

Mount Royal University

SAIT

AUArts

Western Canada High School

Bow Valley College

Olds College





# Pets Welcomed

We know how important your furry friends are to you. That's why our building is completely **pet-friendly** and nestled among many amenities for you and your pet.

## VCA Canada 17<sup>TH</sup> Ave Animal Hospital

Veterinarian care at your foot step

📍 233 17 Ave SW | 1 Minute Walk

## 17<sup>TH</sup> Ave Canine Social Club

Dog day-care centre

📍 233 17 Ave SW | 1 Minute Walk

## Dogtopia of Downtown Calgary

Pet boarding service

📍 115 17 Ave SE | 3 Minute Walk

## Dog Parks

Take a walk through Lindsay Park or to the off leash Connaught Dog Park.

📍 2225 MacLeod Trail SE | 5 Minute Walk

📍 1135 14 Ave SW | 22 Minute Walk

## Pups Best Style

All breed dog grooming

📍 1444 17 Ave SW | 25 Minute Walk





# Building Amenities

## Large Lobby

Mingle with neighbours and friends inside this spacious and beautiful designed lobby.

## Owner's Lounge

Luxurious and modern space for residents to relax and entertain with beautiful views of 17<sup>TH</sup> Ave.

## Fitness Centre

A state-of-the-art facility equipped with top-of-the-line equipment and space for residents to achieve their fitness goals.

## Leasing Office

Leasing experts are available on-site specializing in leasing property services to assist clients every step of the way.

## Underground Parking

Keep your bikes and cars snow free and warm during those cold winter months.

## Balconies

Most units come with a spacious balcony with incredible views of 17<sup>TH</sup> and beyond.





# Upgrade to the Ultimate Urban Lifestyle

Experience the best of both worlds at Sovereign on 17<sup>TH</sup>, where modern luxury meets cozy comfort. Our condos feature open floor plans, high-end finishes, and oversized windows that provide breathtaking city views. At the same time, warm plank floors, natural light and thoughtful design will make you feel at home. Entertain guests in your gourmet kitchen with stainless steel appliances, resilient countertops, and a breakfast bar, or relax on your private balcony.

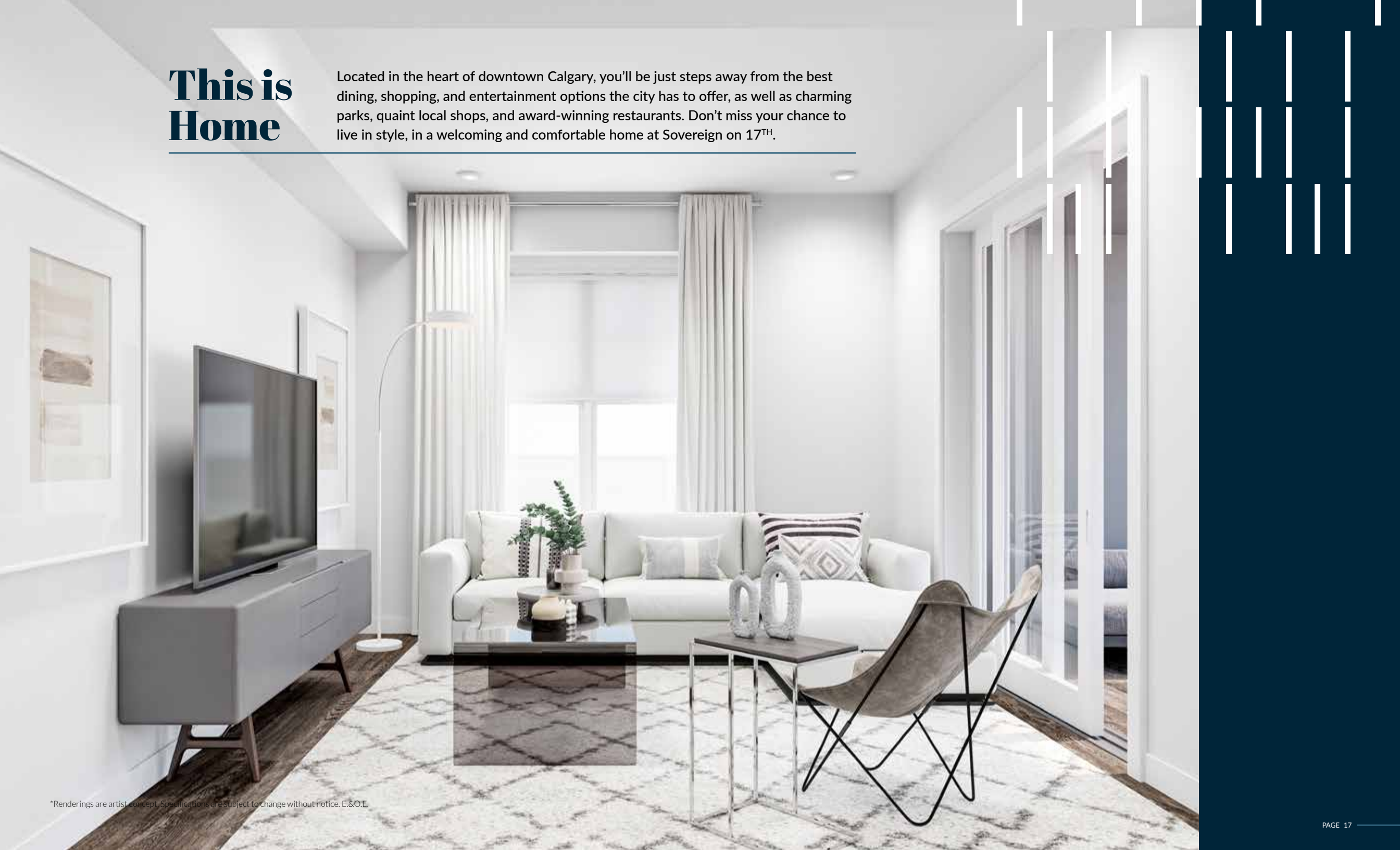


\*Renderings are artist concept. Specifications are subject to change without notice. E.&O.E.



# This is Home

Located in the heart of downtown Calgary, you'll be just steps away from the best dining, shopping, and entertainment options the city has to offer, as well as charming parks, quaint local shops, and award-winning restaurants. Don't miss your chance to live in style, in a welcoming and comfortable home at Sovereign on 17<sup>TH</sup>.



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# Specifications

## BUILDING FEATURES

- Contemporary brick and metal exterior cladding
- Concrete construction provides lasting durability
- Stay snug and warm with oversized Energy Star double pane low E windows
- Owner's lounge, fitness centre and underground parking
- Leasing office on the main floor
- Visitor stalls with accessible EV charging stations

## GENERAL SUITE FEATURES

- Luxury Vinyl Plank (LVP) throughout the entire unit
- Contemporary flat profile oversized 4" x 1/2" baseboards
- Make it modern with Weiser Halifax back plate and dead bolt entry door hardware in matte black
- All unit plans feature spacious 8.5' - 10' ceilings. Ceiling heights are subject to plan
- Key-less entry
- Roller shade window covering throughout

## KITCHEN

- Make cleanup a breeze with a double bowl sink and Moen Sto one-handle high arc pull-down in Chrome or matte black
- Full height soft close cabinetry and stylish Matte Black or Chrome cabinet pulls
- Conveniently charge electronics with a tech savvy combination plug and USB charge

## APPLIANCES

- Complete Stainless Steel appliance package, including a full size fridge, 30" ceramic top self-cleaning range, 24" multi-program Energy Star dishwasher, and over the range

microwave and hood fan combo

- In-suite laundry with stacked washer and dryer

## BATHROOMS

- Standard tub/shower enclosure with tile surround
- Style-forward standard classic 3"x6" full bodied porcelain tile
- Contemporary rectangular vessel with Moen faucets, polished rectangular mirrors

## MECHANICAL FEATURES

- Clean, contemporary LED lighting throughout
- HVAC - pressurized corridor supplies fresh air ventilation to each unit
- A/C supplied by a four pipe fan coil for superb heating and cooling control

## PEACE OF MIND

- Hard wired smoke and carbon monoxide detector keep you safe
- Feel secure with Avi Aftercare, Homes by Avi's industry leading warranty program
- You're in good hands for years to come through Travelers Canada's home warranty program. Featuring 1-2 year Materials & Labour warranty, 5-year Building Envelope warranty and 10-year Structural Defects warranty
- Enjoy a complimentary Home Concierge with Virtuo to help make your move stress-free like: Move-related coordination, Mail forwarding assistance, Utilities & media setup/transfer and more!

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