

Montgomery Square

4535 BOWNESS RD NW

- 52 very livable 1 and 2 bedroom urban rental homes
- Modern high-end finishings
- Private roof top patio with panoramic 360 views
- In-suite laundry
- Underground heated parking
- State of the art security system
- Close to U of C, Foothills Hospital, Market Mall and Bow River
- Work from home friendly floor plans
- February 15 occupancy



ec LIVING

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*Upscale Apartment Living
for the Modern Renter*

Building and Suite Features



BUILDING FEATURES

- Secure, heated underground parking
- Easily accessible location near 16th Avenue
- Secure storage room
- 24/7 emergency maintenance
- 1 year of free TELUS internet & cable (with 2 year TELUS contract)
- White subway tile backsplash
- Canada Post and Snail Amazon delivery system
- Rooftop patio with 360 degree panoramic views with lounge areas
- Secure fob entry system

SUITE FEATURES

- Brand new homes with 1 - 2 bedrooms
- Open concept layouts for the kitchen-living-dining areas
- In-suite washer, dryer and dishwasher
- Air conditioning
- Polished quartz countertops
- Walk-in closets available
- Chrome hardware
- Stainless steel appliances
- Custom chosen finishings by professional interior designer
- Luxury Vinyl Plank flooring throughout

*These are not actual pictures of the Montgomery Square units. These are pictures of other similarly styled units recently completed by the builder. Floor plans will vary and finishings will vary (i.e. backsplash is white subway style but cabinets are solid colour, not textured). Flooring is LVP throughout and there is tile in bathrooms. Once units are complete in February, pictures will be replaced.



Suite Floorplans



Suite# 101, 102, 103, 104, 105, 106
3 Beds / 1 Bath



Suite# 107, 108, 109, 110
2 Beds / 1 Bath



Suite# 201, 301, 401, 208, 308, 408
2 Beds / 1 Bath

*Floor plans will be similar, but will not match exactly due to architectural design of building.

Suite Floorplans



Suite# 203, 303, 403, 212, 312, 412
2 Beds / 1 Bath



Suite# 205, 305, 405
2 Beds / 1 Bath



Suite# 209, 309, 409
1 Bed / 1 Bath

*Floor plans will be similar, but will not match exactly due to architectural design of building.

Suite Floorplans



Suite# 210, 310, 410, 215, 315, 415
1 Bed / 1 Bath



Suite# 211, 213, 313, 413, 214, 314, 414
1 Bed / 1 Bath



Suite# 216, 316, 416
2 Beds / 1 Bath

*Floor plans will be similar, but will not match exactly due to architectural design of building.

FEATURED TENANT

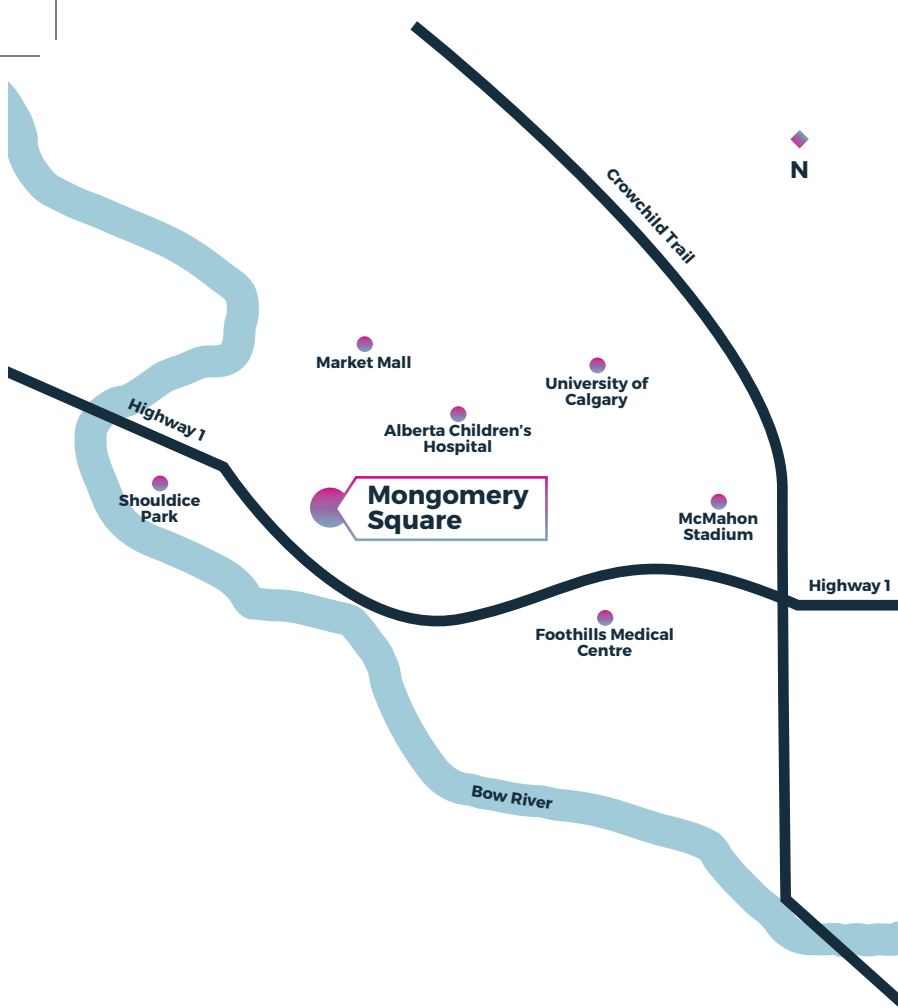
Rising Tides Taproom



More than just a taproom, Rising Tides is a west coast inspired space designed for people to gather and connect. It is central to the revitalization of a community in a growing area. Guests will sip on local craft beverages, with a focus on amplifying BIPOC, LGBTQ2S+ and Women operations across Canada. Snacking on cheese plates, baked goods and sandwiches from iconic and innovative Calgary food partners will make each visit to Rising Tides an opportunity to explore the city in your own neighbourhood. We are also in the business of making drinking feel good!

Beyond creating a physical space for Craft Beer Lovers and LGBTQ+ people to mix and mingle, Rising Tides creates a community through events of many types - from classes, trivia, drag competitions, to live music and entertainment.

We are stoked to be bringing a taproom + bottleshop to NW Calgary with a focus on great beer, a fun coastal ambiance and above all else, a commitment to creating a visibly inclusive space. Rising Tides Taproom serves as a neighbourhood hub and a safe space for gathering, conversation, exceptional local beverages and community. As we support the flourishing fauna of craft breweries and distilleries, we will embody that Rising Tides really do lift all boats.



Our vision was to create a natural gathering place for the community of Montgomery. A location anyone would be proud to live and a destination for the community to connect. Montgomery Square is a mixed-use development with an open and transparent commercial base and sensitively articulated residential massing above. Being on a new Main Street, Montgomery Square is establishing the groundwork for future projects. The strong Commercial Corner anchors into the upgraded public realm, allowing activity and accessibility along all edges on the sloped site.



LEASING

Everything we do is designed around tenants. From site identification, development vision, building design, amenity selection, unit design and construction: everything we do is centered around making tenants' lives easier. You will feel our diligent planning, meticulous construction and attention to detail that went into these buildings. Furthermore, you will feel the care we put into this process that comes out of the leasing and living experience. We will help you forget the negative thoughts you have about your previous property manager and introduce the paradigm of easier living with EC Living. We will save you time and make life more convenient. It's a lofty goal, but every employee at EC living is committed to achieving it.



ARCHITECT

FAAS is a full service architectural firm that can provide complete design, technical and construction services. Our firm has extensive knowledge in a variety of sectors, with special attention paid to infrastructure, residential, and pre-design work.



DEVELOPER

Eagle Crest Construction is a Calgary based, midsize company in which design, safety and craftsmanship are at the cornerstone of the decision-making process. At Eagle Crest Construction we build better by creating unique spaces with care and precision. Our goal is to deliver well-engineered construction projects that are both beautiful and functional. In doing so customer satisfaction remains a top priority.