DEAN'S LANDING At University District









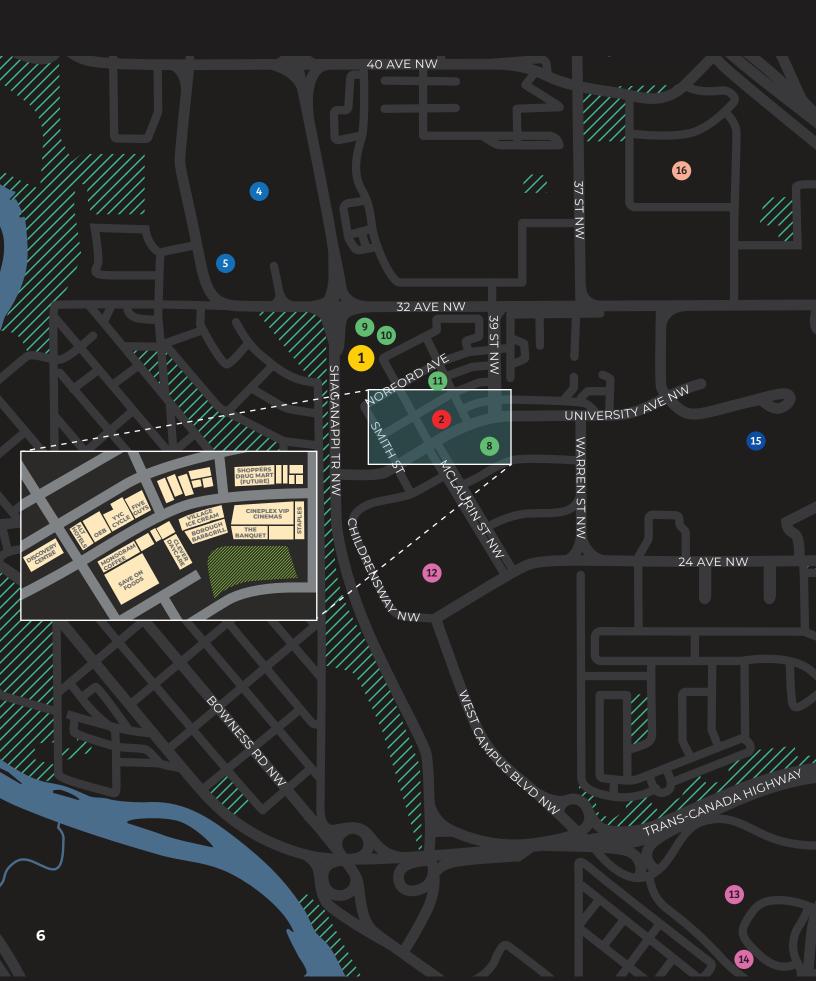
Destined for Vibrancy

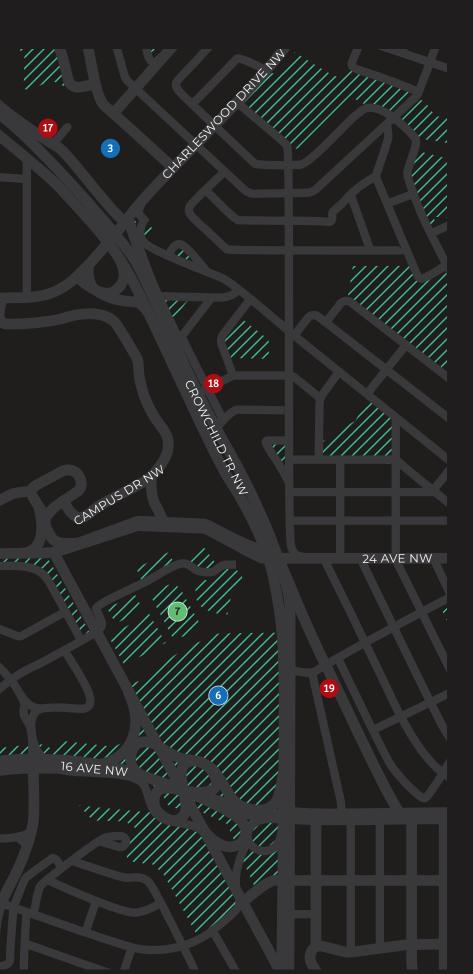
Master Planned, Connected, and Leading Edge The land on which the University District is set upon was purchased in 1965 by the province of Alberta as a Higher Education Reserve and transferred to the University of Calgary 30 years later for development into a vibrant urban community. Today, that development is ongoing with passionate partners - such as Rohit Homes - building homes, businesses, and gathering spaces.

University District land is structured as a `leasehold', meaning buyers get the full benefits of homeownership, while the land itself continues to be formally owned by the University of Calgary. Visit myuniversitydistrict.ca/about/leasehold to learn more about this type of homeownership structure.

In the spirit of respect, reciprocity and truth, we honour and acknowledge that the lands now occupied by University District are the traditional territories of the Indigenous peoples of the Treaty 7 region in Southern Alberta and that the City of Calgary is also home to the Métis Nation of Alberta, Region 3.







ROHIT HOMES

1 Dean's Landing

UNIVERSITY DISTRICT MAIN STREET

Here's a sample of what you can find here:

Borough Bar + Grill

Canadian Brewhouse

Cineplex VIP Cinemas

Five Guys

Market Wines

Monogram Coffee

OEB Breakfast Co.

Orangetheory Fitness

Pet Planet

Save-On Foods

Scotia Bank

Shoppers Drug Mart (opening late 2023)

Staples

The Banquet

Village Ice Cream

YYC Cycle

SHOPPING, DINING & ENTERTAINMENT

- 3 Brentwood Village Shopping Centre
- 4 CF Market Mall
- 5 Landmark Cinemas
- 6 McMahon Stadium

PARKS / OUTDOOR SPACES, FITNESS & ATHLETICS

- 7 Father David Bauer Arena / Norma Bush Arenas, Foothills Athletic Park, and The Volleydome
- 8 Central Commons Park
- 9 North Pond
- 10 North Pond Dog Park
- 11 Northwest Common Parks

HOSPITALS & MEDICAL CENTRES

- 12 Alberta Children's Hospital
- 13 Foothills Medical Center
- 14 Tom Baker Cancer Centre

HIGHER LEARNING

15 University of Calgary

EMPLOYMENT HUB

16 University Research Park

TRANSIT

- 17 Red Line Brentwood CTrain Station
- 18 Red Line University CTrain Station
- 19 Red Line Banff Trail CTrain Station

Northwest Location

University District is conveniently located in NW Calgary alongside the University of Calgary, the Alberta Children's Hospital, and CF Market Mall. Ideal for those working or learning nearby or anyone in search of a vibrant urban community with access to everything.

University District has curated the perfect mix of shops and services to be a vibrant destination for all Calgarians, including a retail Main Street, numerous open spaces and parks, and everyday conveniences. Additionally, there are two LRT stations and several bus stops nearby, so residents can easily stay connected with other communities and destinations.









Your Favourite Eats & More





Explore Local Businesses

Whether you're looking for a quick coffee, a sweet treat, or a leisurely meal with loved ones, there's something for you in University District. Village Ice Cream, Monogram Coffee, OEB, Canadian Brewhouse, Five Guys, and so much more are waiting.















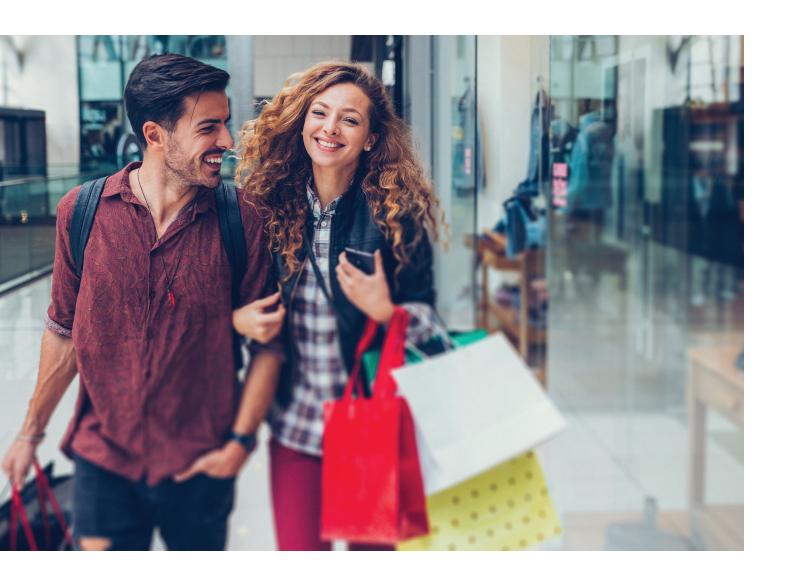
Experience Retail Main Street

University District's retail main street is where locals gather to share experiences and enthusiasm for life.

You'll find an unbeatable selection of retailers including dining, entertainment, convenience, and home & fashion.



SHOP CF MARKET MALL





The Latest Styles and Beyond

Some of Canada's favourite retailers are right next door, including Hudson's Bay, Sport Chek, and the Apple Store. Explore over 900,000 sq. ft. of shopping and dozens of shops conveniently located just minutes from home.



NEARBY HOSPITALS





Reliable & Convenient

For medical professionals or anyone needing easy access to hospitals, University District is just a short walk from the Alberta Children's Hospital and less than a 10 minute drive from the Foothills Medical Center, which includes the University of Calgary Cumming School of Medicine and the Tom Baker Cancer Centre.



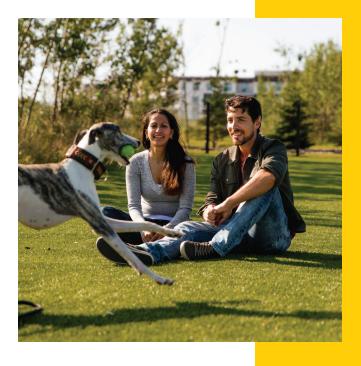
PARKS AROUND EVERY CORNER



All-Season Green Spaces

With two ponds, two dog parks, multi-purpose greenspace, and the Green Spine running the length of the entire neighbourhood, you're never far from a place to enjoy the great outdoors in University District.





Calgary's Newest Urban Park

Nearly 2 acres of greenspace in North Pond Park includes a fenced-in, off-leash dog park for your furry family members. This pooch playground is both an excellent place for dogs to enjoy some exercise and play with friends and a place for pet owners to gather and socialize.

NORTH POND DOG PARK









Committed to Sustainability

Enjoy a healthier home constructed using energy-efficient materials and processes that have a lower environmental impact. Dean's Landing at University District will be certified Built Green® Gold. We're proud to be part of a LEED® ND community.



Exclusive Designer Interiors™ from Louis Duncan-He

Bring that feeling home

We strongly believe that everyone should be able to fall in love with their home. That every detail—every little flourish—speaks to why your home is your home.

That's why we're collaborating with celebrated interior designer Louis Duncan-He to make the home you're dreaming about a reality, all while being easily attainable.

Which is why we're excited about these brand-new Designer Interiors[™]. Everyone has their own personal style that is reflected in where they live. Now, it's easier than ever to find that perfect fit and find a home that lets you live beautifully.

About Louis

Louis is an award-winning designer based in Calgary. His distinctive interior designs have earned him numerous accolades, including being named one of Coveted Magazine's top international designers for 2020 and making Avenue Magazine's 2019 Top 40 Under 40 list.

He's also served as a columnist for Canadian Reno + Decor and has been featured in House & Home, Architectural Digest, Style at Home and Western Living. Louis is excited to be collaborating with Rohit and has created three new, unique, Designer Interiors™.



"Effortless with just the right amount of distinction"

- Louis Duncan-He

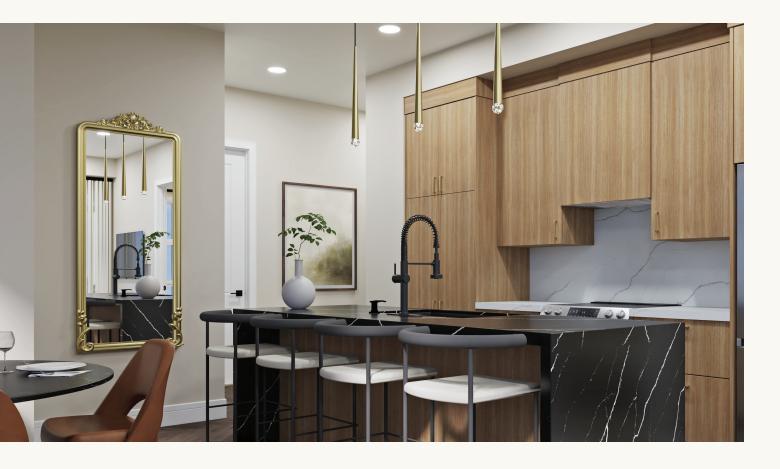
HOUSE&HOME

AD
ARCHITECTURAL DIGEST

styleathome



NEO CLASSICAL REVIVAL



Neoclassical Revival draws from timeless design elements that create an elegant, timeless look. White and cream hues are complemented with black, gold and walnut accents that evokes a luxurious, yet refined, feel.

TIMELESS CLASSIC ELEGANT POISED EXQUISITE GRACE LUXURY TASTEFUL















Artists' renders only. Actual finishings may vary.

ETHEREAL ZEN



Ethereal Zen combines calm, natural colours with textured design elements. Discover a home that is laid back, natural and stylish.

NATURAL ORGANIC TEXTURAL LAYERED TONAL SERENE ARTISAN BEAUTIFUL









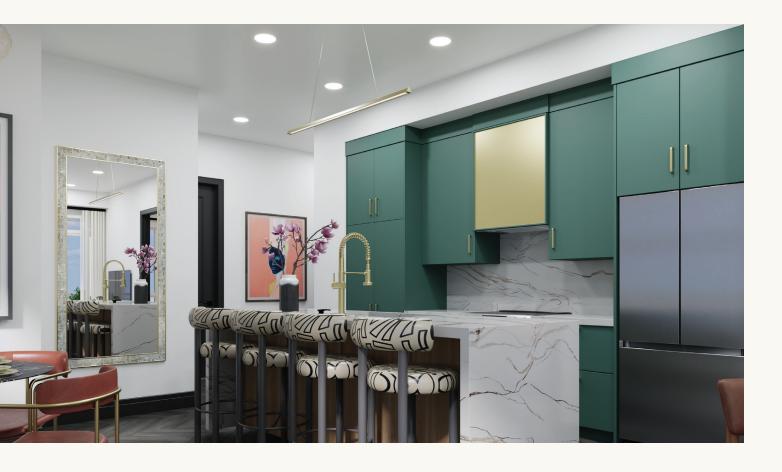






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HAUTE CONTEMPORARY



Haute Contemporary is a confident style that fuses together dynamic, bold colours with distinctive patterns and finishes to create a striking and stylish design that draws inspiration from high fashion.

BOLD CHIC HIGH IMPACT VISCERAL FASHION STYLISH ELEVATED INNOVATIVE















Artists' renders only. Actual finishings may vary.

Rohit Designer Condos



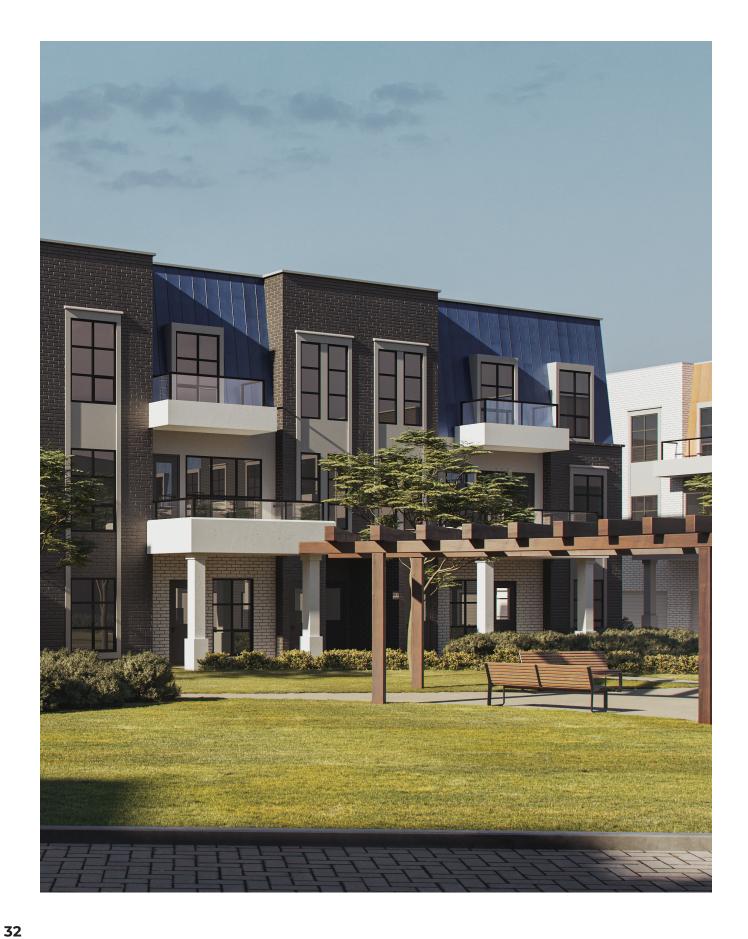
135 PET-FRIENDLY SUITES





Enjoy designer details throughout every condo and across all shared spaces, including the stylish professional designer-curated lobby and hallways. Every suite will come complete with magazine-worthy, designer details like gorgeous quartz countertops throughout the kitchen and bathrooms, a panel-ready fridge and dishwasher to match the cabinets, 10-foot-tall ceilings on the first and fourth floors and 9-foot ceilings on all other floors, high-efficiency LED lights and oversized windows for more natural light. All of our condos welcome pets and the buildings are mere moments from an off-leash dog park.





Bold Townhomes

With Shared Community Outdoor Spaces

We offer unique stacked 1-, 2-, and 3-bedroom townhomes that come complete with the same magazine-worthy, designer details as the condos. Every floor will have airy 9-foot ceilings and oversized windows for more light. All of the upper floor townhomes come with desirable attached garages along with many of the ground floor homes (ask our team for details).









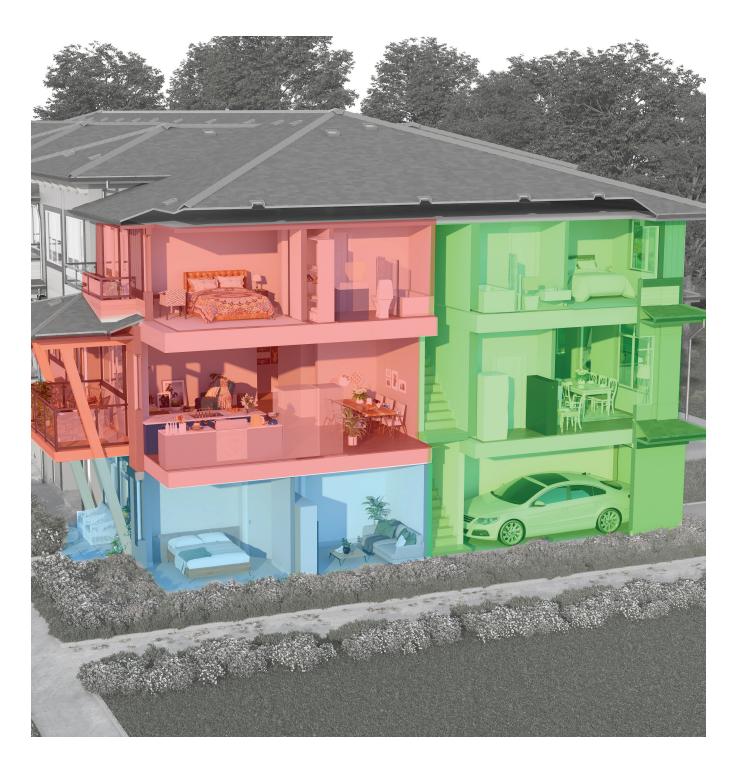
Rohit Condos

Rohit Townhomes

Barton
Cambridge
Fairfax

Residential

DEAN'S LANDING AT UNIVERSITY DISTRICT



LEGEND

- Cambridge model
- Fairfax model
- Barton model

Stacked townhomes are a unique configuration that offers spacious living areas, ample natural light, functional flexibility, and private outdoor spaces. Our Rohit Homes' stacked townhomes provide homeowners with a purposefully designed lifestyle that combines the best elements of townhome living and single-family homes.

DEAN'S LANDING BUILDING 2

MODEL LEGEND

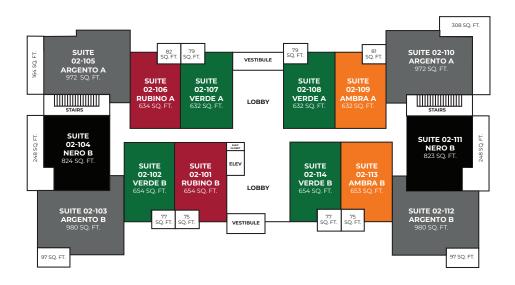
1 BEDROOM + DEN

- Ambra
- Rubino
- Verde

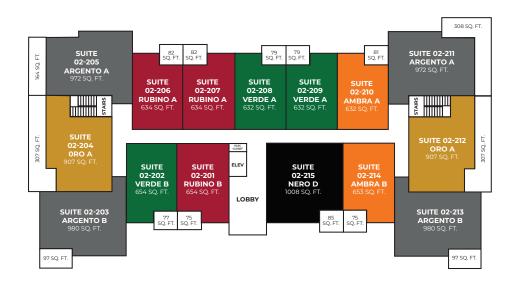
2 BEDROOM

- Argento
- Nero
- Oro

1ST FLOOR



2ND FLOOR





DEAN'S LANDING BUILDING 2

MODEL LEGEND

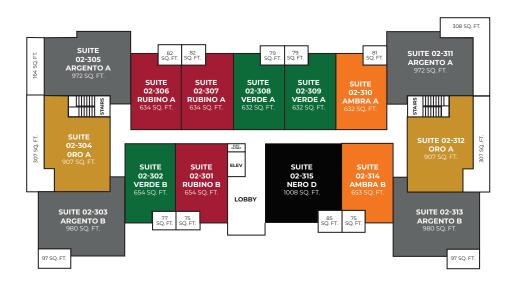
1 BEDROOM + DEN

- Ambra
- Rubino
- Verde

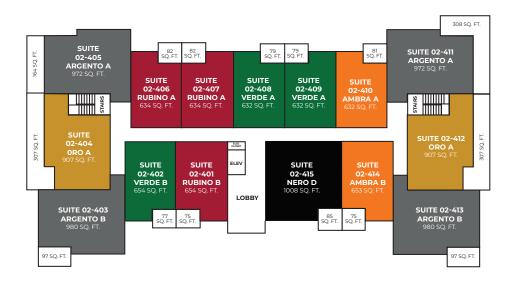
2 BEDROOM

- Argento
- Nero
- Oro

3RD FLOOR



4TH FLOOR





THE AMBRA

1 BED + DEN, 1 BATH **AMBRA A** 632 SQ FT | **AMBRA B** 653 SQ FT 9' - 10' CEILINGS





The Ambra apartment home comes with a central kitchen and large island. Whether you're whipping up a light snack during your favourite movie or entertaining family and friends, you'll never miss a moment of the action.



2 To make the home feel open and airy, we added **large windows** in the living room to allow for plenty of natural light.



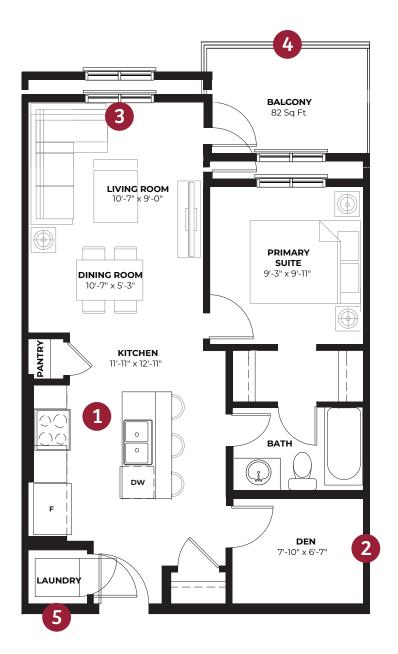
3 This spacious primary bedroom is designed to fit a **queen-size bed** and two night stands with room to spare.



4 Your **private den** has the flexibility to be a home-office, yoga studio, gaming station or just a quiet place for you to be you.

THE RUBINO

1 BED + DEN, 1 BATH **RUBINO A** 634 SQ FT | **RUBINO B** 654 SQ FT 9' - 10' CEILINGS





1 The Rubino kitchen is designed for maximum efficiency. Using the **kitchen work triangle** rule, movement between the fridge, stove and sink is minimized.



2 The multi-functional den is your special space for a home-office, yoga, library, gaming or as a hobby room.



3 To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light**.



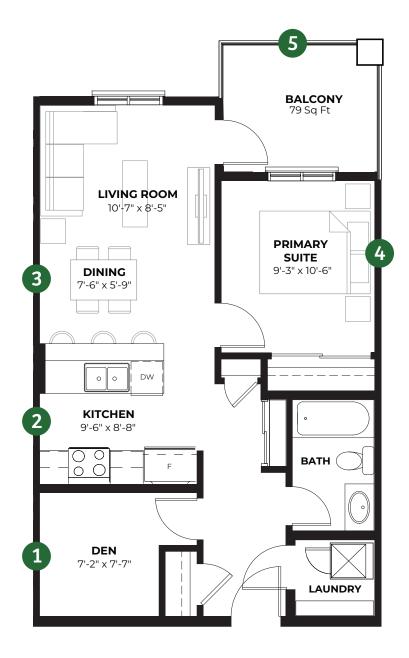
The Rubino comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



5 In-suite laundry is designed for easy access yet is tucked away from the living areas for greater privacy.

THE VERDE

1 BED + DEN, 1 BATH **VERDE A** 632 SQ FT | **VERDE B** 654 SQ FT
9' - 10' CEILINGS





1 You wanted space for your office, to practice yoga or play your games. The purposefully designed **multi-functional den** is exactly what you need.



2 Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



3 A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.



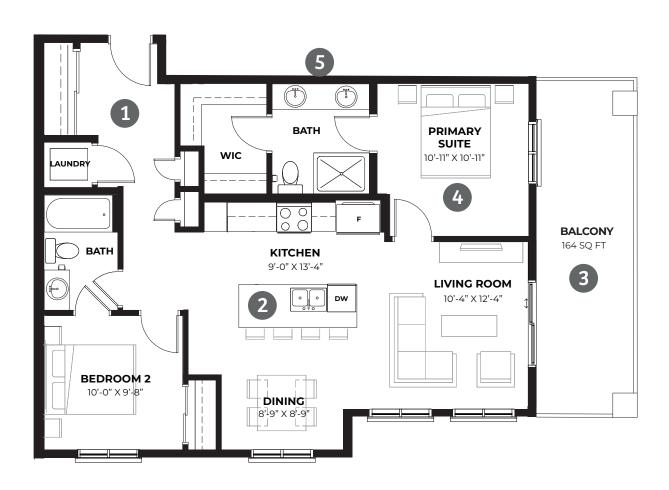
4 This **spacious primary bedroom** is designed to fit a queen-size bed and two night stands with room to spare.



5 The Verde comes standard with its own **private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.

THE ARGENTO A

2 BEDS, 2 BATHS, 971 SQ FT 9'-10' CEILINGS





The welcoming foyer is purposefully designed with sizable closets for plenty of space for your coats, footwear and other gear.



2 A spacious eating bar designed for cooking and hosting at the same time.



3 The Argento comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



The spacious primary suite comfortably fits a king size bed and night stands.



Owners will love the dual sinks and large shower in their private ensuite bathroom.

THE ARGENTO B

2 BEDS, 2 BATHS, 980 SQ FT 9'-10' CEILINGS





A spacious eating bar designed for cooking and hosting at the same time.



The Argento comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



To make the home feel open and airy, we added large windows in the living room to allow for plenty of natural light.



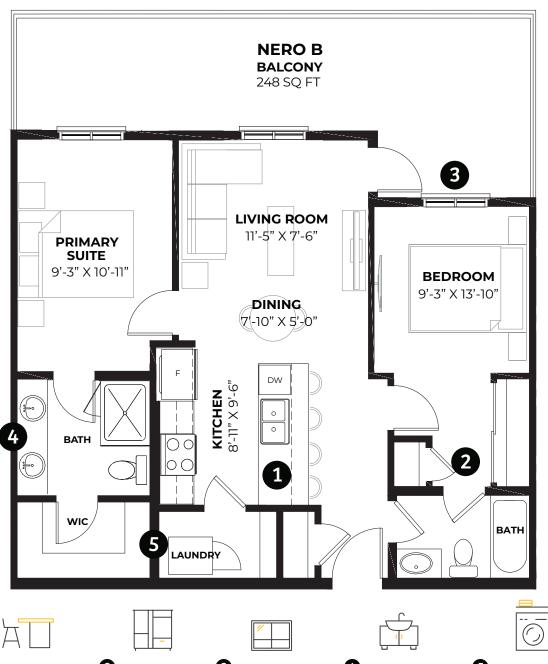
Owners will love the **dual sinks** and large shower in their private ensuite bathroom.



5 Ideal for couples and down-sizers, the large walk-in closet offers plenty of space for everyone.

THE NERO B

2 BEDS, 2 BATHS, 823 SQ FT 9'-10' CEILINGS



A spacious eating bar designed for cooking and hosting at the same time so you'll never miss a moment of the action. 2 Ideal for young families or two adults sharing the home, the second bedroom comes with a large walkthrough closet with easy access to

the main bath.

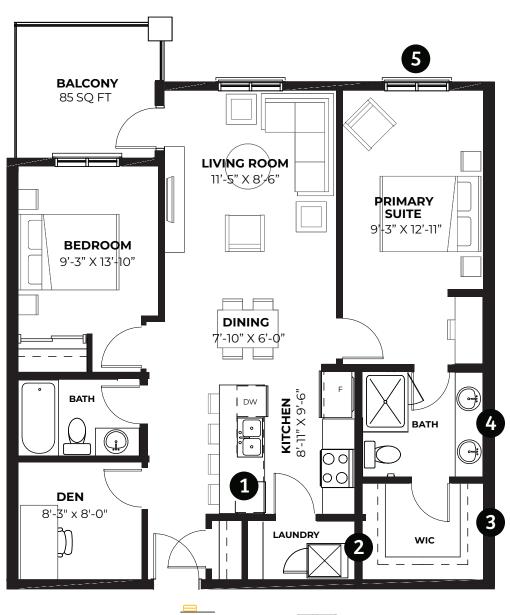
To make the home feel open and airy, we added large windows in the bedroom to allow for plenty of **natural light.**

4 The Nero comes with a designer spainspired ensuite, has dual sinks plus a large shower.

In-suite laundry is purposefully designed to maximize the use of space. Combined with the pantry, there is plenty of storage while keeping the laundry area private.

THE NERO D

2 BEDS, 2 BATHS, 1008 SQ FT 9'-10' CEILINGS



1 A spacious eating

bar designed for cooking and hosting at the same time so you'll never miss a moment of the action.

2 In-suite laundry is purposefully designed to maximize the use of space. Combined with the pantry, there is plenty of storage while keeping the laundry area private.



3 Ideal for young families or two adults with a despiration the home, the primary bedroom comes with a large walk-in closet off the ensuite bathroom.



The Nero comes with a designer spainspired ensuite with dual sinks plus a large shower



To make the home feel open and airy, we added large windows in the bedroom to allow for plenty of **natural light.**

THE ORO A

2 BEDS + DEN, 2 BATHS, 907 SQ FT 9'-10' CEILINGS





Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



2 The large second bedroom is designed to accommodate a **king sized bed** and nightstands. Ideal for growing children or guests.



The Oro comes standard with its own **oversized private deck**. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.

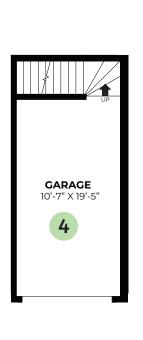


Purposefully designed as a private retreat, the **den** allows you to totally relax, unplug and get away from it all.

THE BARTON A - 2 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 815 SQ FT 2 BEDS, 2.5 BATHS 9' CEILINGS







1 A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.



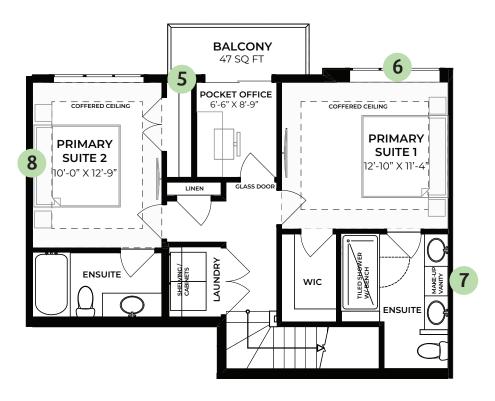
2 The Barton townhome comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



3 Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



UPPER FLOOR 710 SQ FT 2 PRIMARY SUITES 9' COFFERED CEILING





Work from home in your pocket office. Close the stylish glass door for added privacy.



6 This spacious primary suite is designed to fit a king-size bed and two night stands with room to spare.



7 The private ensuite has the luxurious finishings you expect: dual sinks, make-up vanity and large tiled shower with a bench seat.



8 This second primary suite comes with its own private ensuite, coffered ceiling and spacious closet.

THE BARTON A - 3 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 815 SQ FT 3 BEDS, 2.5 BATHS 9' CEILINGS







1 A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.



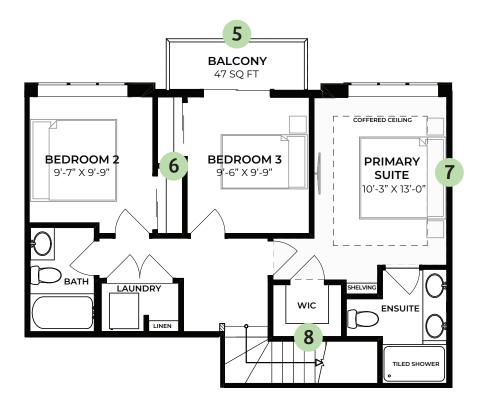
2 The Barton townhome comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



3 Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



UPPER FLOOR 710 SQ FT 9' COFFERED CEILING





The Barton comes with an upper floor **private balcony.**Enjoy your morning coffee or relax after a long day with your favourite beverage.



6 The large second and third bedrooms in the Barton purposefully designed to be as large as those found in a single-family home.



7 This **spacious bedroom** is designed to fit a king-size bed and two night stands with room to spare.

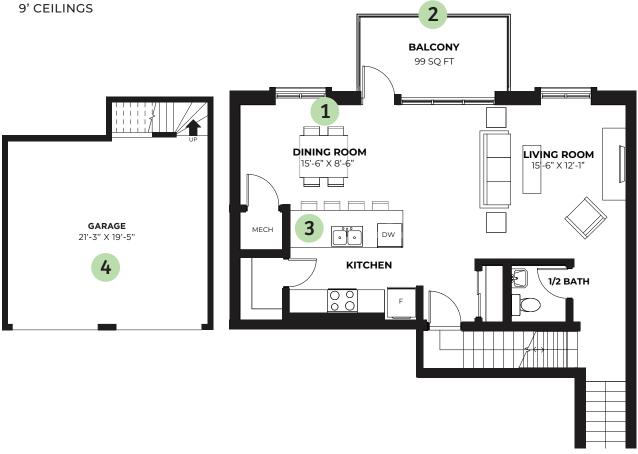


8 Your desirable walk-in closet has plenty of room for all your clothes.

THE BARTON B - 2 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 815 SQ FT 2 BEDS, 2.5 BATHS





1 A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.



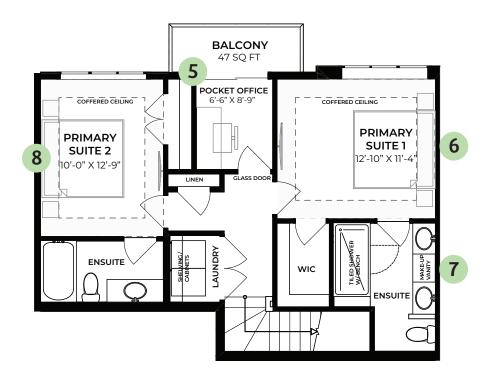
2 The Barton townhome comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



UPPER FLOOR 710 SQ FT 2 PRIMARY SUITES 9' COFFERED CEILING





Work from home in your pocket office. Close the stylish glass door for added privacy.



6 This spacious primary suite is designed to fit a king-size bed and two night stands with room to spare.



The private ensuite has the luxurious finishings you expect: dual sinks, make-up vanity and large tiled shower with a bench seat.

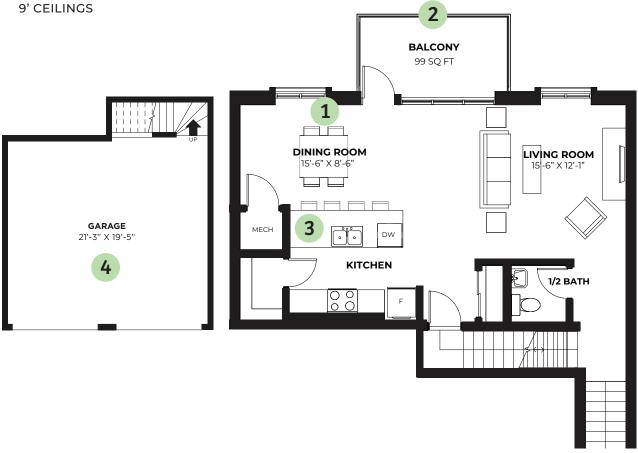


8 This second primary suite comes with its own private ensuite, coffered ceiling and spacious closet.

THE BARTON B - 3 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 815 SQ FT 3 BEDS, 2.5 BATHS





1 A purposefully designed central **dining area** let's you entertain or have family meals while being in the heart of the open concept floorplan.



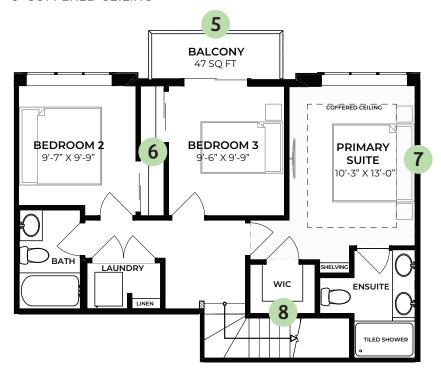
2 The Barton townhome comes standard with its own private deck. Picture summer bbqs, leisurely brunches and evenings spent sipping cocktails in your own oasis.



3 Designed to be the centre-piece of the kitchen, the elongated **kitchen island** lets owners cook, snack and entertain all from the one location.



UPPER FLOOR 710 SQ FT 2 PRIMARY SUITES 9' COFFERED CEILING





5 The Barton comes with an upper floor **private balcony**. Enjoy your morning coffee or relax after a long day with your favourite beverage.



6 The large second and third bedrooms in the Barton purposefully designed to be as large as those found in a single-family home.



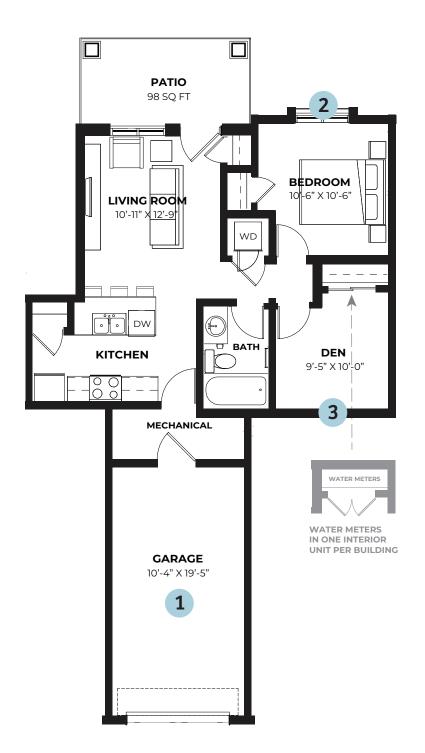
7 This **spacious primary bedroom** is designed to fit a king-size bed and two night stands with room to spare.



8 Your coveted walk-in closet has plenty of room for all your clothes.

THE CAMBRIDGE A

1 BED + DEN, 1 BATH, 639 SQ FT 9' CEILINGS





1 Your attached garage means no more scraping ice and snow off your car on a cold winter's morning.



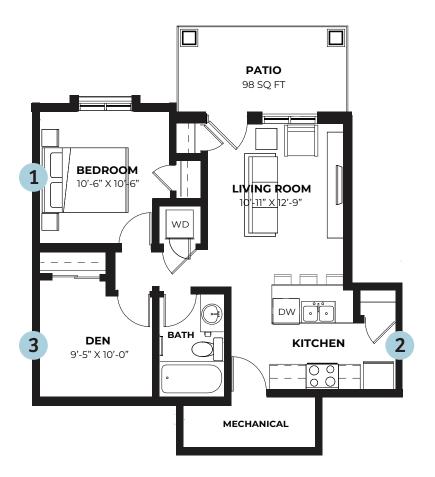
2 This cozy bedroom is designed to fit a queen-size bed and two night stands with room to spare.



3 The multi-functional den is your special space for a home office, yoga, library, gaming or as a hobby room.

THE CAMBRIDGE A - END

1 BED + DEN, 1 BATH, 639 SQ FT 9' CEILINGS





1 This spacious primary bedroom is designed to fit a queen-size bed and two night stands with room to spare.



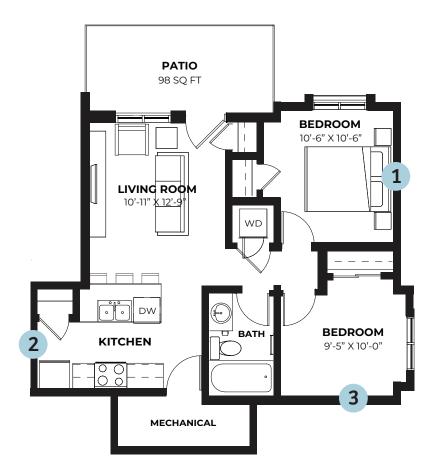
2 The kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.



3 The multi-functional den is your special space for a home office, yoga, library, gaming or as a hobby room.

THE CAMBRIDGE B2

2 BEDS, 1 BATH, 639 SQ FT 9' CEILINGS





1 The **primary bedroom** is designed to fit a queen-size bed and two night stands with room to spare.



2 The kitchen is designed for maximum efficiency. Using the **kitchen work triangle rule**, movement between the fridge, stove and sink is minimized.



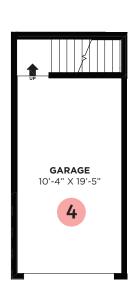
3 The **second bedroom** is great for a roommate, as a home-office or a flex space.

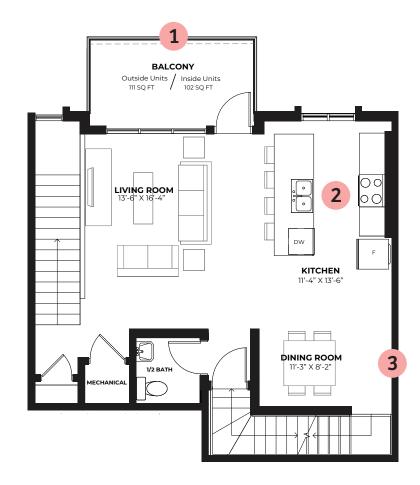


THE FAIRFAX A - 2 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 719 SQ FT 2 BEDS, 2.5 BATHS 9' CEILINGS







1 To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light.**



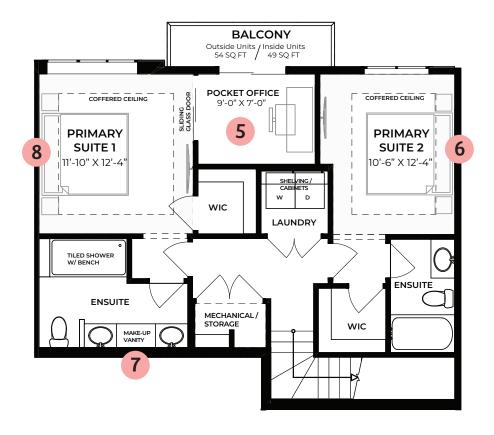
2 The Fairfax kitchen is designed for maximum efficiency. Using the **kitchen** work triangle rule, movement between the fridge, stove and sink is minimized.



A purposefully designed semi-private **dining area** let's you entertain or have family meals while still being connected to the open concept floorplan.



UPPER FLOOR 806 SQ FT 2 PRIMARY SUITES 9' COFFERED CEILING





Work from home in your pocket office. Close the stylish glass door for added privacy.



6 This second primary suite comes with its own private ensuite, coffered ceiling and spacious walk-in closet.



The private **ensuite** has the luxurious finishings you expect: dual sinks, make-up vanity and large tiled shower with a bench seat.

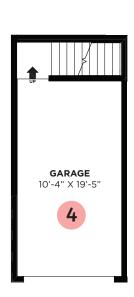


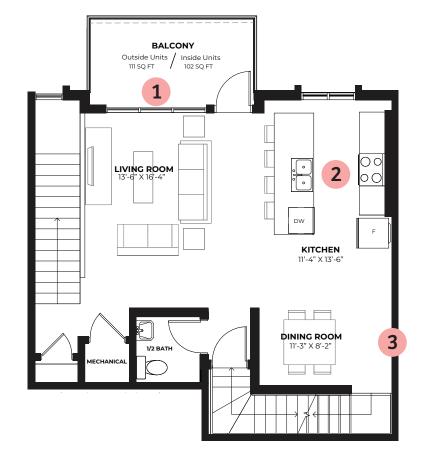
8 This spacious primary bedroom is designed to fit a king-size bed and two night stands with room to spare.

THE FAIRFAX A - 3 BEDROOMS

TOTAL 1525 SQ FT

MAIN FLOOR 719 SQ FT 3 BEDS, 2.5 BATHS 9' CEILINGS







To make the home feel open and airy, we added large windows in the living room to allow for plenty of **natural light.**



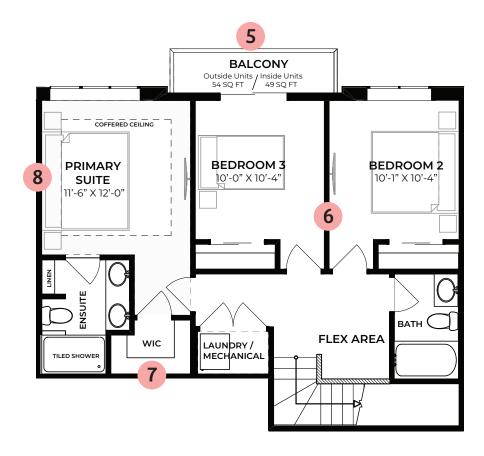
2 The Fairfax kitchen is designed for maximum efficiency. Using the **kitchen** work triangle rule, movement between the fridge, stove and sink is minimized.



A purposefully designed semi-private dining area let's you entertain or have family meals while still being connected to the open concept floorplan.



UPPER FLOOR 806 SQ FT 9' COFFERED CEILING





5 The Fairfax townhome comes standard with an upper floor **private balcony**. Perfect for morning coffee and evenings spent sipping your favourite beverage.



6 The large second and third bedrooms are purposefully designed to be as large as those found in a single-family home.



Your spacious walk-in closet has plenty of room for all your clothes.



8 This spacious primary bedroom is designed to fit a king-size bed and two night stands with room to spare.

All plans illustrate some or all of the options and configurations available for your home. This document is provided for informational purposes only and does not form part of the Agreement. Option selections need to be part of a schedule for it to be included in the Agreement. Artist's renderings are conceptual only and are subject to change without notice. Dimensions are approximate and may vary in actual building. No guarantee is made that the facilities or features shown will be built, or if built, will be of the same type, size, or nature depicted as seen in the showhome or on this material. Windows are subject to change with elevation. As of March 31, 2023.





Why Rohit?

Our difference is in the designer details.

Every element of a Rohit home has been added for a reason. From the flooring to the light fixtures, everything works together so you can live in a space that looks amazing and makes everyday life easier.

With over 30 years of experience building award-winning products, our designer homes help everyone feel better about where they live.

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