

# WINDYLA





## *Marlo*...YOUR HOME YOUR COMMUNITY

Marda Loop offers a vibrancy and vitality that recommends it as one of Calgary's most desirable neighbourhoods. An enticing array of shops and restaurants, excellent transit connections and superb walkability all combine in a centrally located and well-established community.

It's exactly that sense of community that convinced us Marda Loop was the ideal destination for Marlo. Whether you are enjoying the Farmers' and Makers' Market at cSPACE, exploring over 130 street-level boutiques and eateries or simply cruising the bike lanes and pathways (which have earned a "99 - Biker's

Paradise" rating on walkscore.com), you'll be immersed in the lively and friendly feeling that defines this community.

This lively and friendly feeling is mirrored in Marlo. Marlo is enhancing Marda Loop with 48 modern townhomes featuring innovative floorplans and thoughtful amenities – the perfect balance of smart design and refinement.



## TAKE A TOUR OF YOUR NEW HOME

### ARRIVING AT *Marlo*

Upon your arrival at Marlo, you'll immediately appreciate the modern stacked townhouse design that suggests brownstone living... but with a twist. Whether you choose a stylish one-bedroom flat, a retro back-split two-bedroom or an ample three-bedroom home with a 500 square-foot private rooftop deck, you'll enjoy living in a well-designed home in a trend-setting community. Marlo exterior design features include:

- A street-level brick exterior with classic black railings and stairs, elevating to lighter contemporary tones on the upper floors
- Maintenance-free landscaping with an abundance of plants and trees

### ENTERING YOUR *Marlo* HOME

From the moment you walk into your home, Marlo's striking design delivers both style and functionality. Interior features include:

- Design space to showcase a brick accent wall
- Oversized windows and 9' ceilings throughout, creating a sense of light and space
- Flat painted ceilings (no stipple) for luxury appeal
- Radiant in-floor heating in the ground floor homes
- Individual forced-air furnaces in upper-level homes that allow you to control the temperature of your environment

- A lighted central pathway with pergola that connects you to your new, walkable neighbourhood
- State-of-the-art in-ground waste, recycling and composting system

Enter your heated garage from the smooth interior roadway. No steep entry ramp or tight parkade to navigate. Other garage features include:

- Convenient, hanging bike storage for easy street access
- Programmable garage door opener controlled via your smartphone
- On-site visitor stalls and free 24/7 street parking

- Roughed-in air-conditioning in all upper floor homes for your summertime comfort
- A double layer of 5/8" drywall on all common walls to provide a peaceful ambiance in your home
- A 1 1/2" layer of lightweight concrete on the floor minimizes sound transfer to neighbours below
- Ample decks or patios with gas and power outlets for your barbecuing convenience
- All window coverings pre-installed for immediate privacy

### A KITCHEN WORTH CELEBRATING

The kitchen is the heart of any home and provides a welcome space for friends to gather and celebrate. Features of the Marlo kitchen include:

- Sophisticated cabinet design with soft-close doors and drawers
- Vintage brick backsplash for authentic brownstone appeal
- Under-cabinet LED task lighting to make meal prep a cinch
- Generous, single bowl under-mount kitchen sink

- Classically designed gooseneck flex-head faucet
- Natural granite or quartz countertops add timeless elegance
- Generous kitchen island with built-in dining on three sides for lively mealtime conversation
- Designer stainless steel appliance package with slide-in gas range for gourmet meal prep
- Integrated garbage and recycling bins foster sustainability

### ELEGANTLY APPOINTED BATHROOMS

Marlo bathrooms marry modern form and function so you can stay clean in style.

Features include:

- Floating vanities with drawers for plentiful storage
- Solid granite or quartz countertops with under-mount sinks and euro-style faucets for enduring appeal

- Brick-pattern wall tile creates a clean, sleek look
- LED back-lit mirrors provide adjustable lighting and clear focus
- Period mosaic floor tile adds vintage variety
- One-piece, dual flush toilets with soft-close seats

### DON'T FORGET THE LAUNDRY

Marlo laundry areas provide in-suite convenience while saving space with the use of stackable or side-by-side washer and dryer combinations.

### AND WHEN YOU LEAVE

Keep your home safe and secure with smart-home security features that include:

- Keyless front door entry, eliminating the search for keys
- Security sensor that can be professionally monitored for added peace of mind
- Front doorbell camera with remote access

- Programmable garage door opener that sends alerts to your phone if you leave the door up and that lets you close it from anywhere
- Programmable thermostat that knows when you are close to home and automatically adjusts the temperature to your liking.

# Marlo

IN MARDIA LOOP

MODERN  
BROWNSTONE  
LIVING

LIVEMARLO.COM



## ABOUT VERICON COMMUNITIES

Vericon Communities is driven to fulfill a recognized need for scalable, community-based multi-family and mixed-use projects in the Alberta marketplace. We are dedicated to conceptualizing, designing and constructing targeted developments in select neighborhoods that satisfy the dreams and desires of today's value and quality-conscious buyers.

We aren't content with the status quo and we never consider a detail too small to warrant our careful consideration. Vericon proudly offers homes and developments that are uncommonly fresh, affordable and timely.