

MATRIX

NEW CONDOS IN MISSION

Matrix Media Kit
FACT SHEET
1 of 3
www.matrixliving.ca

Matrix Overview

Size:	Five storeys
Number of Homes:	67 Units
Square Footage:	Units range from 612 sq. feet to 868 sq. feet (56.9 to 80.6 sq. metres)
Mix:	One-bedroom, one-bedroom plus den, and two-bedroom
Developer:	Mission 19 Ltd.
Architect:	Gravity Architecture
Status:	Now selling
Address:	320 - 19 Avenue SW (Mission)
Sales Centre:	117 - 17 Avenue SE
Value at full buildout:	\$25 Million

Building Specifications

Design

- 5-storey contemporary urban condominium living
- Five floor plans
- Design by Gravity Architecture
- Solid wood frame construction
- Brick, Stucco and Smart Board cladding
- PVC – Double Glazed Windows
- Gas barbeque bibs on all balconies
- Balconies with Plexi Railings
- Handicapped accessible aluminum door entrance

Secure Parking

- Ample heated, secure and titled underground parking
- Nine visitor parking stalls in the parkade
- Individual storage lockers
- Separate bicycle parking area
- Painted walls in parkade
- Dog Wash

Interiors

- 9-foot ceilings

- Spacious open floor plans to maximize living space
- Whirlpool 24 inch high efficiency washer and ventless dryer; front load and energy-efficient
- Soft-close cabinet doors and drawers
- Undermount sinks in bathrooms with Quartz countertops
- Baseboards – 4”h flat-cut lacquered
- Fibre optic connectivity (superior band and HDTV-ready)
- Integrated sprinkler system with fire and smoke detectors in all residences
- Secured keyless garage and lobby entrances with video and intercom system
- Sound dampening – construction techniques and materials to minimize airborne and direct sound transfer throughout the building

Kitchens

- Samsung 23 cubic foot French Door Fridge
- Samsung Gas 5 burner cooktop and self-cleaning convection oven
- Samsung 30 inch microwave
- Samsung 24” stainless steel dishwasher with leak and overflow sensors and heavy duty adjustable racks.
- 2 Tone Cabinets. High Pressure White Laminate uppers with High Pressure Textured Lower.
- Shadow line Detail in Kitchen, Ceiling and Countertop Reveals
- All Doors and Drawers Complete with High Quality Soft Close Hardware
- Eurolux faucet
- Eurolux undermount double-bowl stainless steel kitchen sinks
- Garburator rough-in
- Quartz countertops and Tile backsplash in kitchen and bathrooms
- Under-vanity lighting
- Whitfield Pendant lighting over island
- Water line to refrigerator
- 4x16 Soho glaze ceramic tile

Bathrooms

- Valley dual flush toilet
- Valley skirted bathtub
- Valley faucets
- Valley undermount basin
- Valley single-threshold shower base
- Valley square rain-shower head
- Hand laid 24x24 porcelain wall tile

Superior Flooring

- Hand-laid 24x24 porcelain floors in bathrooms
- Hampton Oak Luxury Vinyl flooring in living and dining area, kitchen and foyer
- Shaw Parallel Mineral carpet in bedrooms

Common Areas

- Tile: Viva 12x24 grey in foyer and elevator
- Hallways: Matrix-Trench coat carpet tile with 4 inch cove base in hallways

Location

- 320 - 19 Avenue SW
- In the heart of Mission, one of Calgary's most vibrant and historic neighbourhoods.
- Urban village lifestyle; Matrix's address boasts a walk score of 96 and a bike score of 100.
- One of Calgary's top 10 neighbourhoods for access to restaurants, cafes and bars. (Avenue Magazine)
- Nearby parks include Central Memorial Park, Tomkins Park and Beltline Park.

Registration

The **Matrix** show suite and sales centre is located at 117 - 17 Avenue SE. You may also register online for updates at www.matrixliving.ca or email: info@matrixliving.ca.

Matrix - Show Suite & Sales Centre
117 - 17 Avenue SE, Calgary, Alberta
Open Mon - Thurs 12pm to 6pm/ Sat - Sun 12pm to 5pm

Matrix - Development Location
320 - 19 Avenue SW, Calgary, Alberta
www.matrixliving.ca

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