



VANGUARD BY LUXURIA

Designed for Those Who Expect More.



TABLE OF CONTENTS

The Vision	1
University District	4
A Global Design Narrative	6
Architectural Form	8
Site Composition	9
Layouts	12
Curated Design Packages - By Grande Interiors	13
Features & Finishes	14
Options	17
Your Buyer Journey: Peace of Mind and Warranty	19
The Developer: Luxuria Group	21



Disclaimer: The finishes, images, renderings, and examples shown in this booklet are for illustrative purposes only and may not reflect the exact specifications of your home or project. Actual materials, colours, layouts, and selections are subject to availability, supplier changes, construction tolerances, and ongoing product updates. Luxuria Group reserves the right to make modifications, substitutions, or enhancements to finishes, features, and specifications without prior notice. Some items shown may be upgraded features, discontinued products, or not available in all communities or models. Final selections, pricing, and details will be confirmed during your official design and selections appointment and outlined in your signed agreements.

THE VISION

Vanguard began with a clear idea: bring meaningful, design-led living to the forefront in Calgary. Under the direction of Hap Randev, VP of Luxuria Homes, the vision was to move beyond predictable offerings and introduce a collection shaped by intention, clarity, and global perspective.

As Hap explains: We speak design can't just be a slogan. Vanguard was the moment to demonstrate it—28 homes, each shaped with intention and clarity.

Instead of relying on a single interior package, Grande Interiors envisioned a collection of 28 thoughtfully crafted homes, each inspired by design cultures from Kyoto, Marrakech, Stockholm, Edinburgh, Manhattan, and São Paulo. These global influences shape the mood, materiality, and character of each residence—refined through a modern Calgary lens.





Gravity Architecture shaped the built form with strong, contemporary lines and purposeful presence, while Grande Interiors curated materials, palettes, and details that elevate everyday living.

Set within the vibrant, walkable University District, Vanguard represents a new direction for Calgary—homes designed for those who value depth, character, and a meaningful connection to design.

The vision is simple:

to create homes that go beyond comfort and function—
homes that feel considered, curated, and designed to evolve with the people who live in them.



REFINED INTERIORS



DETAILS MATTER





UNIVERSITY DISTRICT

Life in the University District is defined by comfort, convenience, and a sense of easy connection. Everything you need — morning coffee, dinner plans, fitness, groceries, green space — is only a short walk away. It's a neighbourhood built for people who want their daily routine to feel effortless.

Cafés, restaurants, boutique shops, and wellness studios line the main street, creating a vibrant atmosphere that doesn't overwhelm the senses. Parks and pathways make it simple to step outside, move, breathe, or meet a friend on a whim.

Surrounded by major anchors — the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Market Mall — life here is naturally well-connected, with every essential close to home.

For those who value an active, social, and balanced lifestyle, University District offers the perfect blend of energy and ease. It's modern living, designed for real life. Here, your days aren't dictated by distance — they unfold naturally, just steps from your front door.





A GLOBAL DESIGN NARRATIVE

At Vanguard, design begins with a global perspective. Grande Interiors drew inspiration from six defining cities.

The influence is clear. Kyoto's calm. Marrakech's texture. Stockholm's simplicity. Manhattan's edge. São Paulo's modernism and Edinburgh's depth.

Each home carries its own identity, expressed through intentional palettes, layered materials, and details that create presence without ever feeling themed.

**WE DESIGN HOMES THAT FEEL—HOMES WITH
ATMOSPHERE AND A POINT OF VIEW.
G.RANDEV, GRANDE INTERIORS**





ARCHITECTURAL FORM

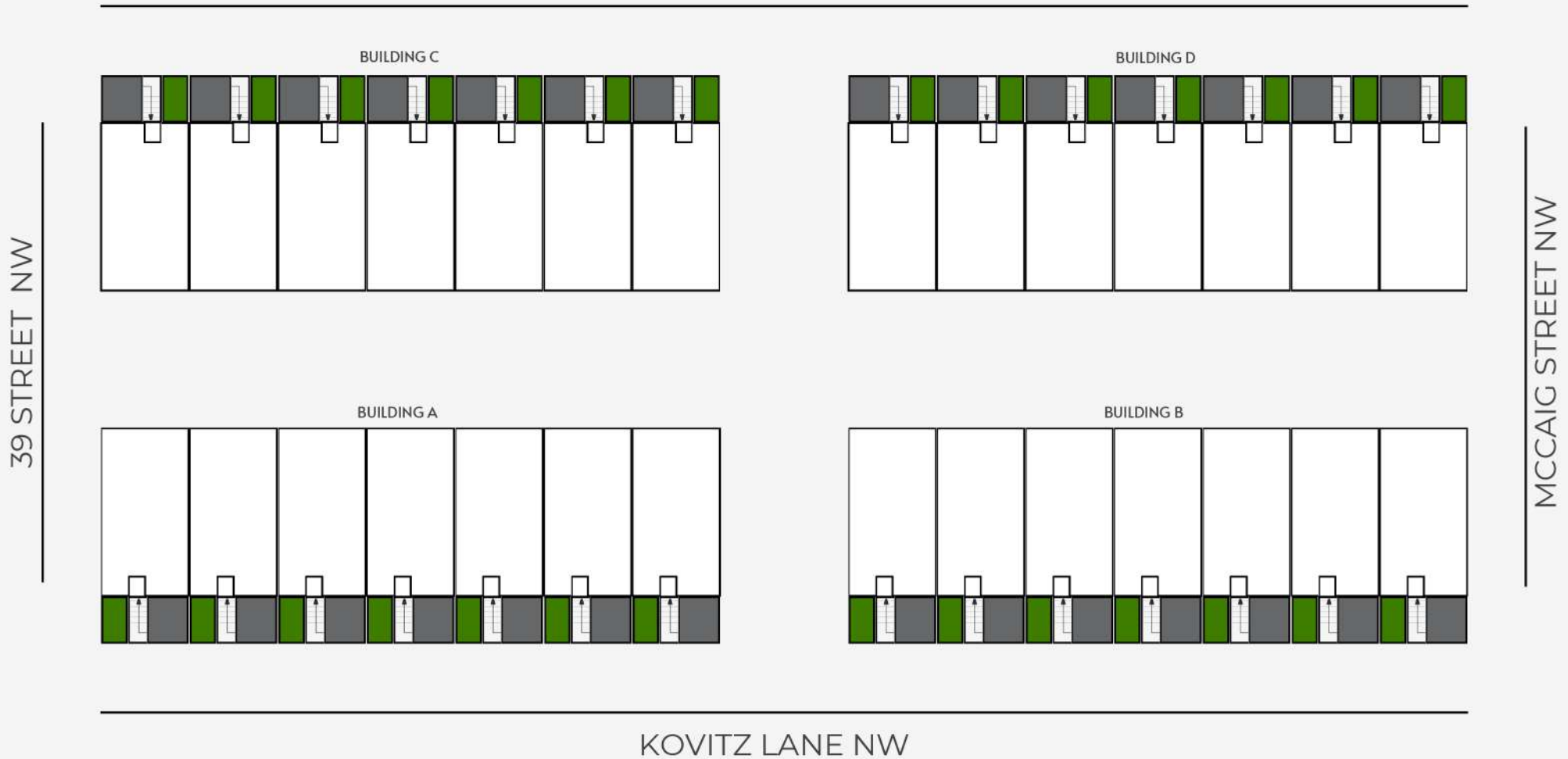
Designed by Gravity Architecture, Vanguard's form is defined by clarity, proportion, and a confident urban presence. Four contemporary building masses step and shift to create openness and a strong connection to the streetscape. Large windows, articulated façades, and clean lines introduce light, depth, and a modern rhythm.

A palette of warm brick, metal panels, and refined textures adds durability and visual richness, aligning with University District's commitment to timeless, people-focused design.

Cohesive yet individually defined, the buildings reinforce a vibrant, design-forward block and establish the foundation for the globally inspired interiors within.



NORFORD AVENUE NW



Situated on a prime redevelopment parcel along Norford Avenue NW, Vanguard's site plan is thoughtfully organized to create a boutique, connected community of 28 townhomes. Four building forms frame the site with purposeful spacing, generous natural light, and seamless pedestrian flow.

LIFE IN THE UNIVERSITY DISTRICT

At the same time, private courtyard terraces, walkable pathways, and landscaped edges soften the architecture, creating moments of openness and calm.

The result is a compact yet considered layout that anchors the next phase of growth within University District—just steps from retail, parks, and key campus connections.

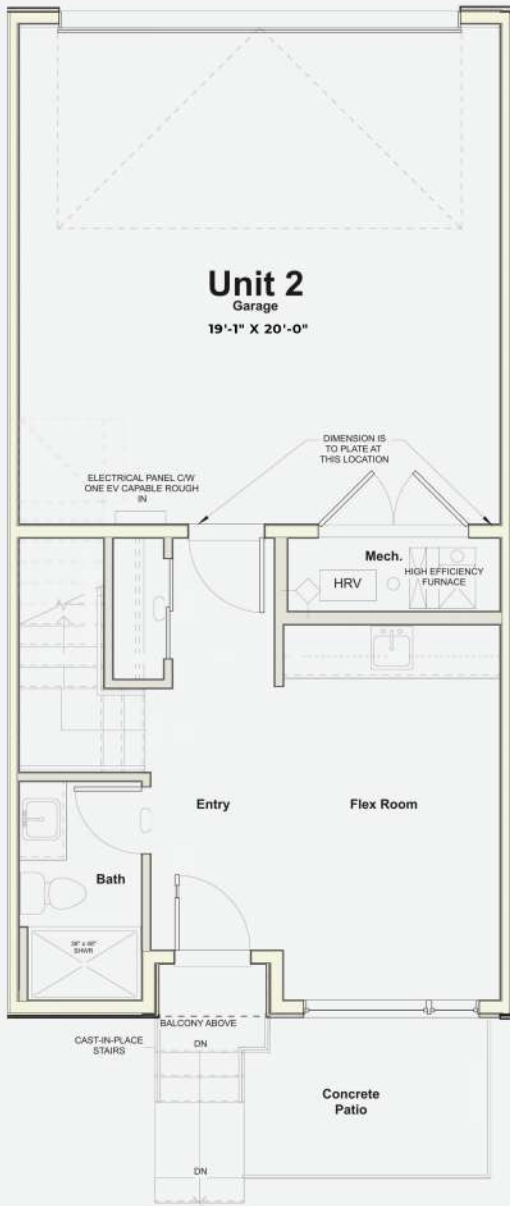




Thoughtful planning ensures every square foot has purpose—from generous kitchens and flexible lower-level rooms to expansive three-bedroom layouts.

Homeowners can further personalize their space with customizable options such as dining room built-ins, upgraded millwork, and custom closet solutions, allowing each home to reflect individual taste and lifestyle.

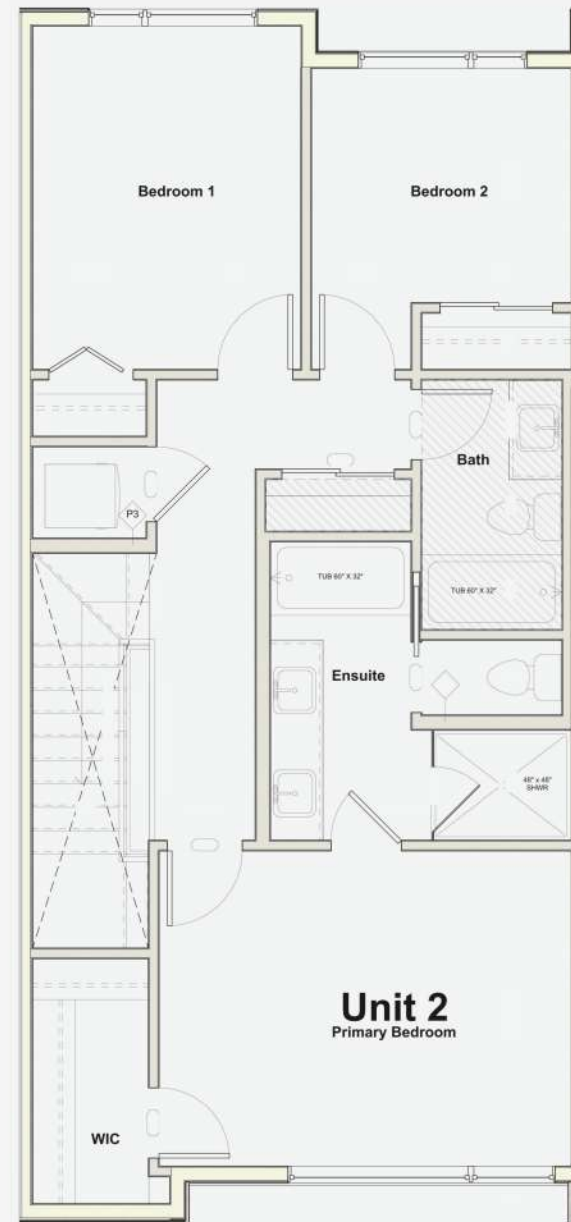
Whether you're working, entertaining, or unwinding, these townhomes are crafted to live beautifully and efficiently—today and for years to come.



Level 1 - Mid Unit



Level 2 - Mid Unit



Level 3 - Mid Unit

1804-1910 SQFT

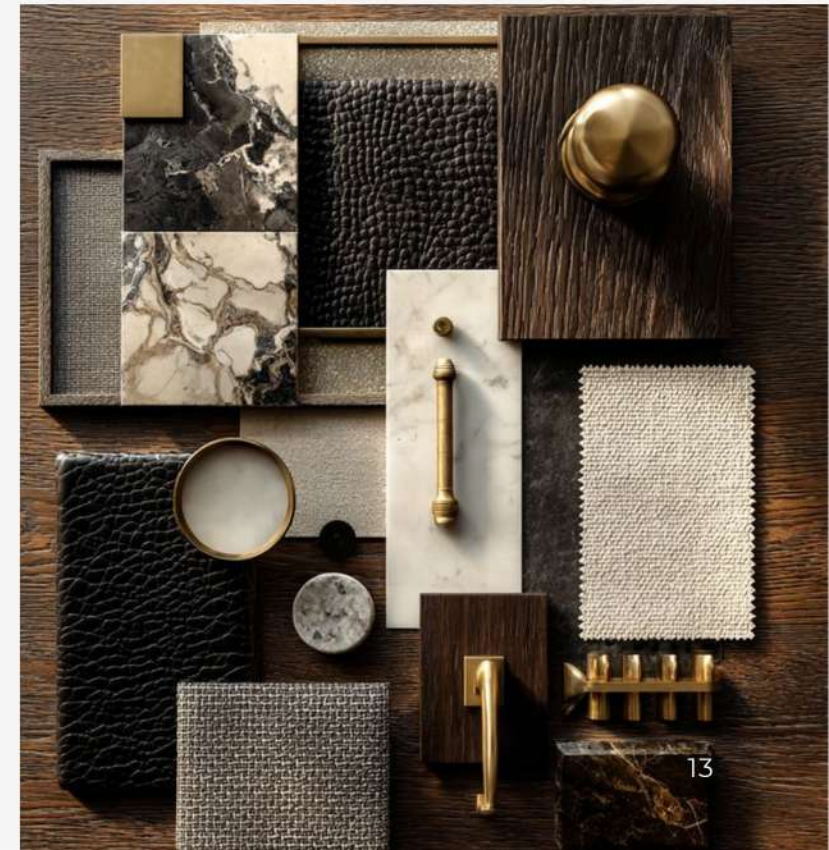
CURATED DESIGN

BY GRANDE INTERIORS

At Vanguard, every home begins with a fully realized design vision. Grande Interiors has created a series of bespoke, globally inspired design packages, allowing each homeowner to select the interior identity that best matches their taste, lifestyle, and investment level. Rooted in six iconic design cities—Kyoto, Marrakech, Stockholm, Manhattan, São Paulo, and Edinburgh—each package offers its own mood, palette, and architectural sensibility.

These packages go far beyond standard finish selections. They are complete design concepts—some featuring custom built-ins, others incorporating statement wallpapers, layered textures, bold tile compositions, or distinctive millwork details. Each one is crafted to feel immersive, intentional, and ready to live in.

With options at varying investment levels, homeowners can choose the design package that aligns with both their personal style and their budget—without compromising on cohesion or quality. Whether you gravitate toward calm minimalism, rich heritage, urban precision, Scandinavian clarity, or modern boldness, each package creates a complete, beautifully considered interior story.



FEATURES AND FINISHES

WELCOME HOME

Homes constructed to high environmental and energy-efficiency standards

Private balconies or terraces that extend living space outdoors

Individually controlled, energy-efficient heating, cooling, and ventilation systems

Smart thermostats for convenient temperature control.

High-performance, double-glazed windows designed for improved insulation, UV protection, and reduced sound transfer

New home warranty program covering workmanship, building envelope, and structural components.

STRUCTURAL & LAYOUT

Spacious, thoughtful layout with customizable options.

Including a private entry with a small courtyard,

Each unit includes an attached garage,

Upscale impressive ceiling heights—10' on ground floor, and main level and 9' on the upper floor



FEATURES AND FINISHES

EUROPEAN-INSPIRED KITCHENS

·Premium Fisher Paykel Appliance Package

- o Panel Ready Refrigerator
- o Panel Ready Dishwasher
- o Gas Range
- o Designer hood fan
- o Built-in microwave
- o Optional under-counter wine fridge**

Quartz countertops with optional upgraded profiles

Under-mounted Sili Granit Sink in choice of Colours

Upgraded Pull-out Kitchen Faucet, Moen/Delta faucet

Modern European-inspired cabinetry in a range of woodgrain or painted finishes**

Soft-close doors and drawers

Integrated storage solutions and optional internal drawer organizers**

Open display shelves or decorative accents available, depending on layout*

SPA INSPIRED BATHROOMS

Contemporary vanity cabinetry in woodgrain or painted finishes**

Durable quartz countertops with an under-mount sink

Choice of designer tile packages and shower/tub surrounds**

Moen/Delta faucets, shower systems, and accessories in a range of finishes**

·Efficient dual-flush toilets

PRIMARY ENSUITE

Expanded vanity layouts with ample storage and quartz countertops

Full-height mirrors

Premium porcelain tile throughout the shower and bath areas**

Moen/Delta Plumbing Packages

Walk-in shower with frameless glass.



Feature availability varies by home style and plan. Selections available from Luxuria Homes' curated finish materials. All specifications are subject to change without notice.



OPTIONAL UPGRADES

Vanguard offers a curated selection of upgrades that let homeowners personalize their space with added comfort, refinement, and functionality.

Comfort & Performance

- In-floor heating (various zones).
- Air conditioning.
- Enhanced insulation and performance window packages.
- Smart home systems (thermostat, lighting, doorbell, security).

Kitchen Enhancements

- Premium appliance upgrades (gas ranges, panel-ready appliances)
- Upgraded quartz or natural stone countertops
- Full-height backsplash options
- Under-cabinet lighting packages
- Water filtration or instant hot water systems.

Bathroom & Plumbing Upgrades

- Designer plumbing fixture upgrades
- Integrated shower niches and tile detailing
- Frameless glass shower enclosures
- Upgraded vanity packages
- Heated towel bars

Lighting & Electrical

- Designer lighting packages
- Additional pot lights
- USB/charging outlet integrations
- Under-stair or feature lighting options

Interior Finish Upgrades

- Wide-plank or premium hardwood flooring.
- Luxury tile upgrade selections.
- Feature walls (paint, panelling, veneer stone, or wallpaper).
- Custom millwork or built-in cabinetry (media units, dining room built-ins, office niches).
- Custom closet systems.
- Fireplace and mantle upgrade options.

Garage & Storage Upgrades

- Garage built-in storage systems.
- Slat-wall organization systems.
- Upgraded garage floor coatings.

Outdoor Enhancements

- Upgraded balcony or terrace flooring (composite decking or tile).
- Exterior gas line for BBQ or fire feature.
- Privacy screens or balcony enhancements.

Disclaimer: The finishes, images, renderings, and examples shown in this booklet are for illustrative purposes only and may not reflect the exact specifications of your home or project. Actual materials, colours, layouts, and selections are subject to availability, supplier changes, construction tolerances, and ongoing product updates. Luxuria Group reserves the right to make modifications, substitutions, or enhancements to finishes, features, and specifications without prior notice. Some items shown may be upgraded features, discontinued products, or not available in all communities or models. Final selections, pricing, and details will be confirmed during your official design and selections appointment and outlined in your signed agreements.



YOUR BUYER JOURNEY

1

Discover Vanguard

Explore the vision, architecture, and lifestyle of the University District.

2

Choose Your Home

Select the floor plan and location that fit your life.

3

Personalize Your Upgrades

Add comfort and style with options like in-floor heating, A/C, smart home tech, built-ins, custom closets, and more.

4

Select Your Design Identity

Choose from 28 bespoke, globally inspired design packages by Grande Interiors — your home's complete interior mood and style.

5

Stay Connected 24/7

Follow your build through our builder portal with real-time documents, messages, and updates.

6

Pre-Possession Walkthrough

Tour your finished home with our team to ensure everything is perfect before move-in.

7

Move In & Enjoy

Step into a home that's beautifully designed, thoughtfully crafted, and uniquely yours.

PEACE OF MIND & HOMECARE

Your homeownership experience with Luxuria extends far beyond the moment of possession. Our Homecare Program is designed to provide clarity, comfort, and confidence from the moment you move in, supported by a comprehensive warranty that protects your home for years to come.

You'll receive a detailed pre-possession walkthrough, priority service appointments, 24/7 emergency support, and a drywall courtesy service during your first year to ensure your home settles beautifully.



Luxuria's robust warranty coverage protects Vanguard homeowners:

1-Year Labour & Materials Guarantee — coverage on flooring, cabinets, finishes, fixtures, and craftsmanship.

2-Year Systems Protection — electrical, plumbing, and HVAC systems.

5-Year Building Envelope Warranty — roof and exterior walls, with protection against water penetration.

10-Year Structural Warranty — foundation, frame, and structural integrity for a full decade.

Thoughtful service. Reliable support. A home care experience designed around your peace of mind.

THE DEVELOPER

More than builders, Luxuria Group is a design-led development group shaping the future of residential living in Western Canada. For over two decades, we've championed an intentional approach to homebuilding—where architecture has purpose, interiors have identity, and every detail contributes to a life well-lived.

Luxury Comes Standard is not a slogan; it's our doctrine.

Every line is deliberate.

Every material, curated.

Every space is designed to feel effortless, intuitive, and enduring.

We speak design fluently—through proportion, through flow, and through the quiet confidence of homes that feel right the moment you step inside.

With communities across Alberta, British Columbia, and Ontario, and multidisciplinary expertise spanning residential and commercial construction, retail, and automotive, our commitment remains constant: elevate the standard, honour the craft, and build spaces that stand the test of time.

Whether it's a single-family home, a boutique townhome community, or a vibrant streetscape, our mission is unwavering: to design with clarity, to build with care, and to create places that feel personal, intentional, and profoundly considered.

With more than 25 years of homebuilding experience, we are honoured to bring Vanguard to life in University District—and we look forward to welcoming our future homeowners into a community built with intention, craft, and care.





UNIVERSITY@LUXURIAHOMES.CA