

METROSIDE

AT FISH CREEK EXCHANGE | CALGARY

YOU WON'T
WANT TO
MISS OUT!



PAY ONLY 5% GST
NO PST OR HST, ONLY
GST-FEES WHICH ALSO
QUALIFY FOR REBATES



NO LAND TRANSFER TAX
ONLY A SIMPLE LAND
REGISTRATION FEE*



**LOW CLOSING
COSTS** MORE THAN
10 TIMES LOWER
THAN TORONTO**



ONLY A 10% DEPOSIT
DUE BEFORE
OCCUPANCY***

AN AMAZING OPPORTUNITY IN SOUTHWEST CALGARY'S HOTTEST MASTER-PLANNED COMMUNITY.

A popular lifestyle destination & prime investment

Booming, beautiful, and abundant; Calgary has become a hotspot location offering the easiest opportunities to purchase real estate in North America. Here you will find all the energy of a large urban city with the charm of a connected community.

Head just a little southwest of the bustling metropolis to find Fish Creek Exchange—Calgary's most popular and successful community where Metroside, its 3rd phase of condominiums and towns are coming soon. This ultimate active living location and complete lifestyle destination brings the best of nature and urban amenities together in one ideal place. It is also Calgary's only new master-planned community connected to transit, providing an easy 20-minute commute to the downtown core.



*Land registration fee of \$50, plus \$1 for every \$5,000 in property value. **No levies, development charges, property transfer tax, or pre-occupation fees (generally amounting to approximately \$30,000 in Toronto). Closing costs in Alberta only include legal fees, adjustments, title, and mortgage registration fees (approximately totaling \$2,000). ***Terms and conditions apply.

THE UPSIDE OF A GREAT INVESTMENT.

World-Class Top Sites

WONDERLAND SCULPTURE & THE BOW BUILDING



CENTRAL LIBRARY BY SNØHETTA



PEACE BRIDGE BY CALATRAVA



SHANE HOMES YMCA AT ROCKY RIDGE



CALGARY TOWER & THE SCOTIABANK SADDLEDOME



Ranked the **most livable city in North America** and the 5th most livable city in the world



Highest median total income of major Canadian cities at \$105,060



#32 of 231 global cities in the world for quality of living



Home to **8 of the top 10 world banks** and 9 of the top 10 investment banks



Second **lowest cost of living** of Canadian cities and ninth lowest of North American cities



Lowest corporate tax in Canada by 50%



Calgary's rent per square foot **expected to rise 3%** to a new average of \$1,470



An enviably **low tax regime** supported by no provincial sales tax or payroll tax

At your doorstep

F45 TRAINING



FISH CREEK PROVINCIAL PARK



LACOMBE CTRAIN STATION



FRESH MARKET



ROOTBAR



Highest GDP per capita of major Canadian cities



Alberta is the major oil and gas producer, **leading the country in economic growth this year**

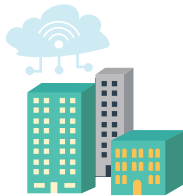
WHY CALGARY



Second highest small business concentration of major cities in Canada



Third-best city in the world to find employment



Over 2,000 new tech start ups



Highest head office concentration per capita in Canada



Highest labour force, productivity and participation of major Canadian cities



Calgary received a \$4.3B investment by Amazon to create the new Amazon hub, opening in 2023



Calgary’s film and television sector is taking off - creating over 9,000 jobs and \$1B in net spending



Highest concentration of high-tech workers of Canadian cities



Leading the nation in migration - projected 2% annually over the next 5 years



Sales of May 2022 was up 128% vs. the average of the previous 4 years



Calgary rises in the ranks as a top tech talent city

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A BUILDER WHO'S ON YOUR SIDE.

An intelligent move.

Shouldn't a home be both a place to rest your head and a rewarding investment? That has been Graywood's philosophy for over three decades. As a Toronto-based private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye on how and where people want to live, and we work hard to ensure that our purchasers are making the right investment, both personally and financially.

And built for tomorrow.

We have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings, and high-rise towers throughout North America. We believe in creating spaces that are not just optimized for life today but built with a vision of a prosperous tomorrow. Because if a home is one of the biggest investments you'll ever make, shouldn't your real estate developer also be an investment expert? We think so. And that's why we're both.



GRAYWOOD
AN INTELLIGENT MOVE



**For inquiries, please contact
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JAC CONDOS, TORONTO



THE THEODORE, CALGARY



FIRST & PARK, CALGARY



RITZ CARLTON HOTEL & RESIDENCES, TORONTO



WONDER CONDOS & LOFTS, TORONTO



250 LAWRENCE, TORONTO



PETER & ADELAIDE, TORONTO



THE GOODE, TORONTO