



**RIVER VALLEY  
CONDOMINIUMS**

PRICING CATALOGUE



Introducing River Valley Condos, a modern low rise ideally positioned in Calgary's northwest corridor. River Valley is the latest from Genco Development Corp and focuses on letting nature shine with views of the Rocky Mountains, Downtown Core, Baker Park, and the Bow River Valley.

With 138 units available, residents can enjoy the ideal balance between city living and the freedom of the outdoors.

The surrounding communities of Scenic Acres and Silver Springs deliver all of the amenities one could ever need and Crowfoot Towne Centre provides a one stop shop for all your shopping and dining needs, plus the Park and Ride LRT.



[RIVERVALLEYCONDOS.CA](http://RIVERVALLEYCONDOS.CA)

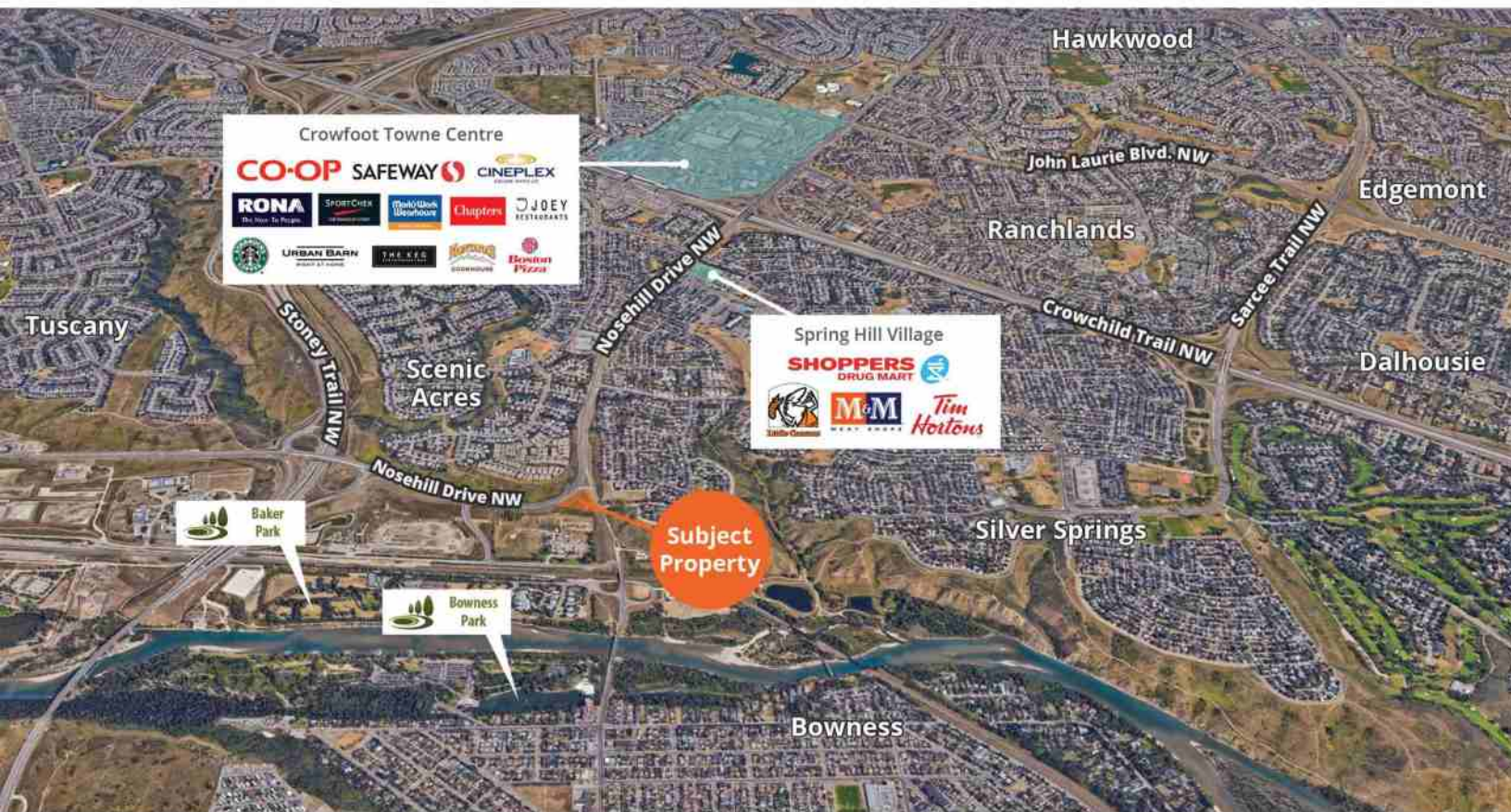
# LOCATION

All of this is available while Bowness Park and the river are just minutes away. Miles of trails are available in Bowmont park right on your doorstep, and an escape to the mountains is right there with easy access to Stoney Trail and the Trans Canada Highway.

Floor plans range from 579 sqft 1 Bedroom and 1 Bath units, to spacious end units with over 1000 sqft and 2 Bedrooms, a Den and 2 Baths. Upgraded finishes packages are also available for those looking to add a custom touch to their home.

The building will feature a Fitness Studio and a guest suite providing the opportunity for friends or family to stay with residents. Other amenities will include a business centre and social area complete with a kitchenette.

Every unit will receive a titled parking stall and an assigned caged storage space. There will also be community bike storage in the parkade plus the option to purchase an additional parking stall if you so choose.



RIVER VALLEY



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## BUILDING FEATURES & AMENITIES

Views and natural light are only some of the highlights of River Valley. With a wide range of suite sizes and pricing, purchasers are certain to find a unit to fit their requirements and budget.

### BUILDING FEATURES

- Gated/Secured Access
- WIFI in Common Area
- Fully Fenced Property
- Underground Parking
- 2 Elevators for 138 Suites
- Automatic Entry Door with Secure Keyless Access
- Secure Entrances with Video Surveillance
- Fire Sprinklers and Smoke Detectors
- Electric Car Charger

### INDOOR AMENITIES & SERVICES

- Fitness Studio
- Professionally Managed
- Guest Suite
- Business Centre
- Amazon Drop Off
- Bike Storage
- Caged Storage
- Social Room with Kitchenette

## SUITE FINISHES & FEATURES

Bright and spacious suites with private balconies with amazing views.

### GENERAL FEATURES

- 9' Ceilings
- Suite Finishing with High Standards Designed for Comfort and Ease
- Aluminium Frame and Glass Railing Balconies/Patios
- Cable Services and Telephone Outlets in Living Room and Bedroom with Access to High Speed Internet
- Wire Shelving Closets
- Efficient Samsung Stacked Closet Length Washer and Dryer Vented to the Exterior
- Heated and Cooling System with Individual Climate Control Providing Personal Control and Comfort
- LED Pot Lights



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# SUITE FINISHES & FEATURES

## WALLS/CEILINGS

- Ceilings are a Spray Textured Finish
- Smooth Painted Finish in Locations for all Drywall
- Low VOC Paint Used Throughout

## FLOORS

- Vinyl Flooring with Acoustic Underlay Throughout all Living Areas

## WINDOWS & DOORS

- Double Paned Windows with Roller Shade Covering
- Smooth Panel Doors with Weiser Hardware

## KITCHEN

- Melamine or Thermofoil Flat Slab Cabinetry
- Quartz Countertops
- Stainless Steel Sink and Moen Plumbing Fixtures
- Backsplash: SOHO Series Ames Tile, Height from Counter to U/S of Upper Cabinet
- Kitchen Appliances:
  - Samsung Smart Freestanding Electric Range with Oven
  - Samsung Over the Range Microwave
  - Samsung Dishwasher with Integrated Digital Touch Controls
  - 15 cu.ft. Samsung Counter-Depth Refrigerator

## BATHROOMS

- Tile Flooring
- Quartz Countertops
- Undermount Nerval Ceramic Sink with Moen Faucet
- Taymor Astral Bathroom Accessories/Hardware
- 2 Rows Tile Above Vanity Countertop and Behind Toilet
- Full Height Veneta Series, Stormio Ames Tile Above Shower Base/Tub, 6" Tile Surrounded
- High Efficiency, Dual Flush, Low Consumption Toilets



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# UNIT A

1 BED / 1 BATH / 579 SQ FT



STARTING FROM

|   |                                      |
|---|--------------------------------------|
|  <p>UNIT<br/>A</p> | <p>\$279,000<br/>-<br/>\$359,000</p> |
|---|--------------------------------------|

50 UNITS TOTAL



RIVER VALLEY

# UNIT A1

1 B E D / 1 B A T H / 6 5 8 S Q F T



STARTING FROM

|  |                  |
|--|------------------|
|  <p>UNIT<br/>A1</p> | <p>\$334,000</p> |
|--|------------------|

2 U N I T S T O T A L



# UNIT B

1 B E D / 1 B A T H + D E N / 6 6 8 S Q F T



STARTING FROM

|  |                             |
|--|-----------------------------|
| <br>UNIT<br>B | \$342,000<br>-<br>\$392,000 |
|--|-----------------------------|

3 2 U N I T S T O T A L





# UNIT B1

1 BED / 1 BATH + DEN / 731 SQ FT



STARTING FROM

|  |                                      |
|--|--------------------------------------|
|  <p>UNIT<br/>B1</p> | <p>\$384,000<br/>-<br/>\$414,000</p> |
|--|--------------------------------------|

4 UNITS TOTAL



# UNIT C

2 B E D / 2 B A T H / 8 4 2 S Q F T



STARTING FROM

|  |                             |
|--|-----------------------------|
| <br>UNIT<br>C | \$385,000<br>-<br>\$435,000 |
|--|-----------------------------|

2 8 U N I T S T O T A L



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# UNIT C1

2 B E D / 2 B A T H / 8 6 7 S Q F T



STARTING FROM

|   |                             |
|---|-----------------------------|
| <br>UNIT<br>C1 | \$415,000<br>-<br>\$425,000 |
|---|-----------------------------|

4 U N I T S T O T A L



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# UNIT C2

2 BED / 2 BATH / 880 SQ FT



STARTING FROM

|  |                                      |
|--|--------------------------------------|
|  <p>UNIT<br/>C2</p> | <p>\$429,000<br/>-<br/>\$439,000</p> |
|--|--------------------------------------|

2 UNITS TOTAL



RIVER VALLEY

# UNIT C3

2 B E D / 2 B A T H / 8 8 2 S Q F T



STARTING FROM

|   |                             |
|---|-----------------------------|
| <br>UNIT<br>C3 | \$449,000<br>-<br>\$479,000 |
|---|-----------------------------|

8 U N I T S T O T A L



# UNIT D

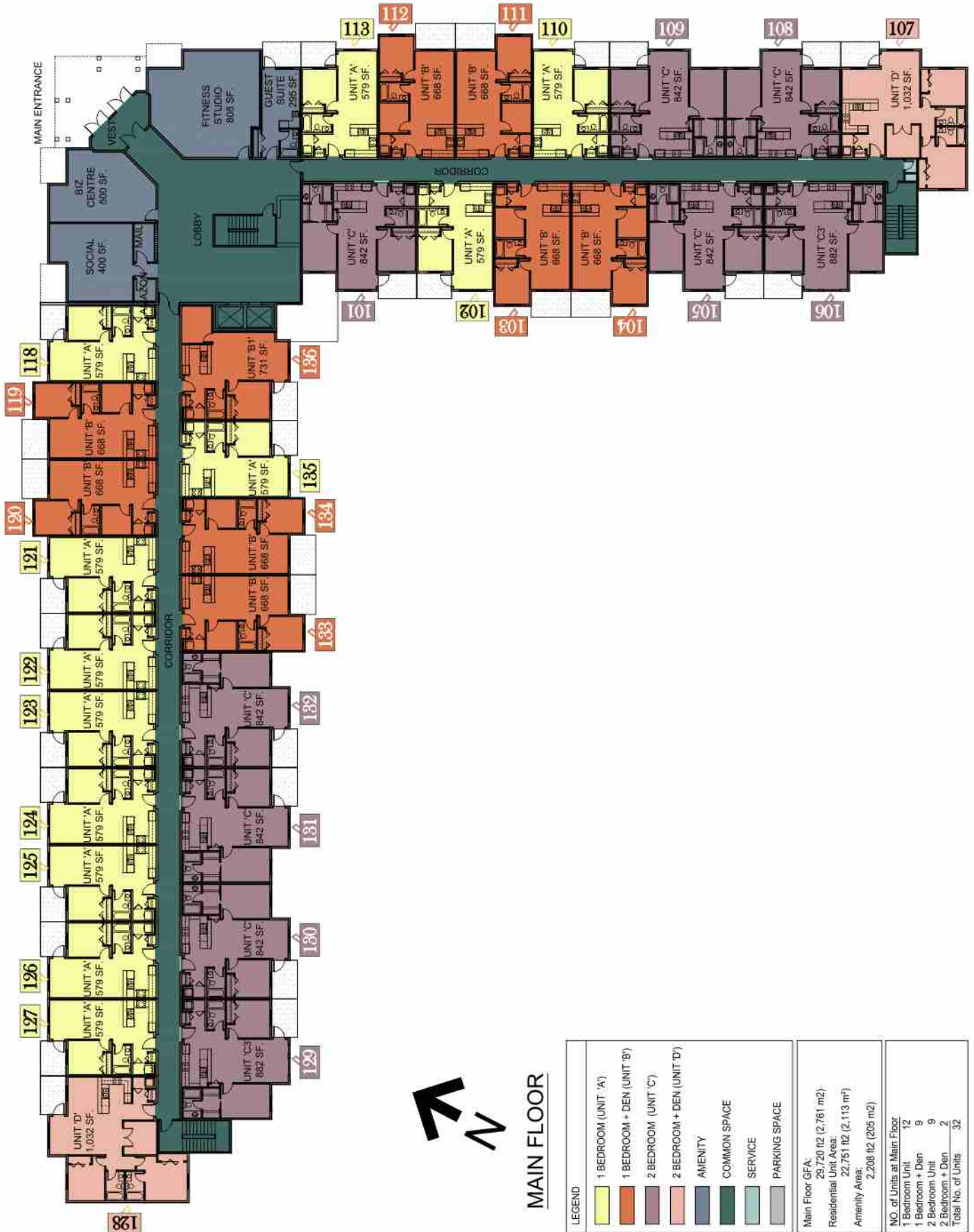
2 BED / 2 BATH + DEN / 1,032 SQ FT

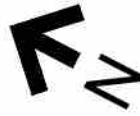
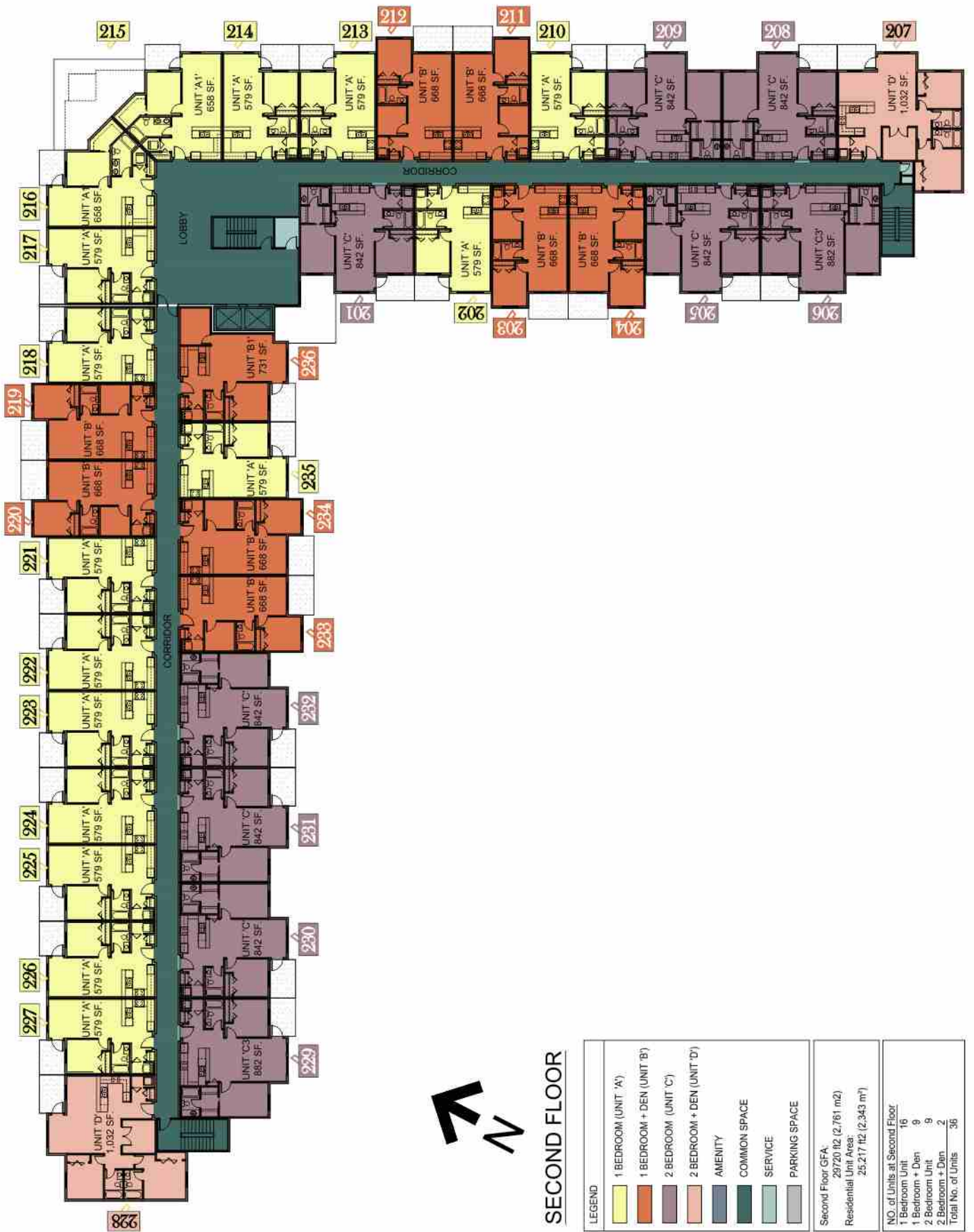


STARTING FROM

|  |                             |
|--|-----------------------------|
| <br>UNIT<br>D | \$499,000<br>-<br>\$529,000 |
|--|-----------------------------|

8 UNITS TOTAL





## SECOND FLOOR

| LEGEND  |                            |
|---|----------------------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>      | 1 BEDROOM (UNIT 'A')       |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>      | 1 BEDROOM + DEN (UNIT 'B') |
| <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>      | 2 BEDROOM (UNIT 'C')       |
| <span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | 2 BEDROOM + DEN (UNIT 'D') |
| <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>        | AMENITY                    |
| <span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>   | COMMON SPACE               |
| <span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>   | SERVICE                    |
| <span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>   | PARKING SPACE              |

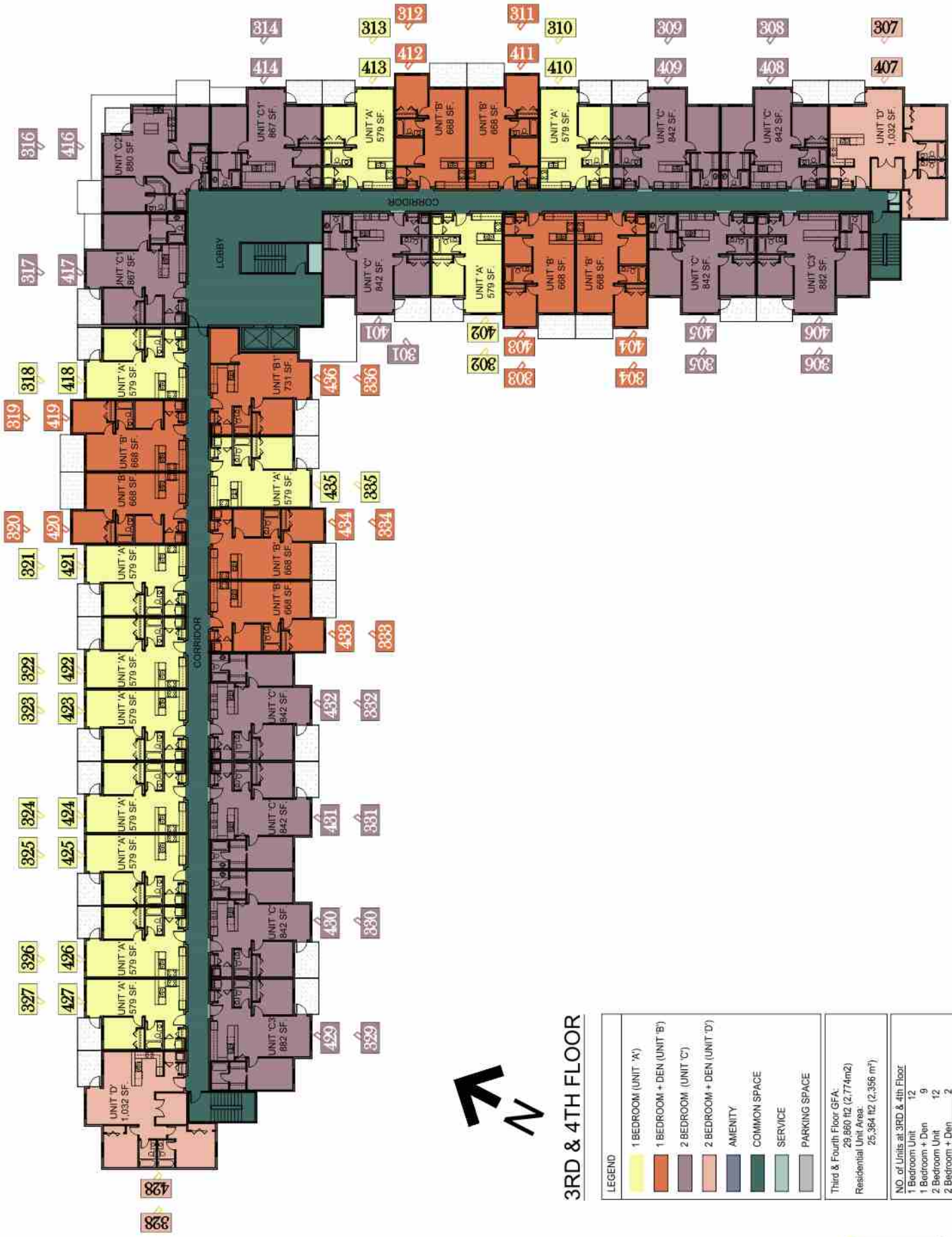
  

|                        |                                   |
|------------------------|-----------------------------------|
| Second Floor GFA:      | 29720.02 (2,761 m <sup>2</sup> )  |
| Residential Unit Area: | 25,217.02 (2,343 m <sup>2</sup> ) |

| NO. of Units at Second Floor |           |
|------------------------------|-----------|
| 1 Bedroom Unit               | 16        |
| 1 Bedroom + Den              | 9         |
| 2 Bedroom Unit               | 9         |
| 2 Bedroom + Den              | 2         |
| <b>Total No. of Units</b>    | <b>36</b> |





### 3RD & 4TH FLOOR

| LEGEND   |                            |
|--|----------------------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>     | 1 BEDROOM (UNIT 'A')       |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>     | 1 BEDROOM + DEN (UNIT 'B') |
| <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>     | 2 BEDROOM (UNIT 'C')       |
| <span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>       | 2 BEDROOM + DEN (UNIT 'D') |
| <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>       | AMENITY                    |
| <span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>  | COMMON SPACE               |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>  | SERVICE                    |
| <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | PARKING SPACE              |

|   |  |
|---|--|
| Third & Fourth Floor GFA:<br>29,860 t2 (2,774m <sup>2</sup> ) |  |
| Residential Unit Area:<br>25,364 t2 (2,356 m <sup>2</sup> )   |  |

| NO. of Units at 3RD & 4th Floor |           |
|---------------------------------|-----------|
| 1 Bedroom Unit                  | 12        |
| 1 Bedroom + Den                 | 9         |
| 2 Bedroom Unit                  | 12        |
| 2 Bedroom + Den                 | 2         |
| <b>Total No. of Units</b>       | <b>35</b> |

# PRICING SUMMARY

## FIRST FLOOR

| UNIT # | TYPE | SQFT  | PRICE     |
|--------|------|-------|-----------|
| 101    | C    | 842   | \$405,000 |
| 102    | A    | 579   | \$329,000 |
| 103    | B    | 668   | \$362,000 |
| 104    | B    | 668   | \$362,000 |
| 105    | C    | 842   | \$405,000 |
| 106    | C3   | 882   | \$449,000 |
| 107    | D    | 1,032 | \$499,000 |
| 108    | C    | 842   | \$385,000 |
| 109    | C    | 842   | \$385,000 |
| 110    | A    | 579   | \$279,900 |
| 111    | B    | 668   | \$342,000 |
| 112    | B    | 668   | \$342,000 |
| 113    | A    | 579   | \$279,000 |
| 118    | A    | 579   | \$279,000 |
| 119    | B    | 668   | \$342,000 |
| 120    | B    | 668   | \$342,000 |
| 121    | A    | 579   | \$279,000 |
| 122    | A    | 579   | \$279,000 |
| 123    | A    | 579   | \$279,000 |
| 124    | A    | 579   | \$279,000 |
| 125    | A    | 579   | \$279,000 |
| 126    | A    | 579   | \$279,000 |
| 127    | A    | 579   | \$279,000 |
| 128    | D    | 1,032 | \$499,000 |
| 129    | C3   | 882   | \$449,000 |
| 130    | C    | 842   | \$405,000 |
| 131    | C    | 842   | \$405,000 |
| 132    | C    | 842   | \$405,000 |
| 133    | B    | 668   | \$362,000 |
| 134    | B    | 668   | \$362,000 |
| 135    | A    | 579   | \$329,000 |
| 136    | B1   | 731   | \$384,000 |

## SECOND FLOOR

| UNIT # | TYPE | SQFT  | PRICE     |
|--------|------|-------|-----------|
| 201    | C    | 842   | \$415,000 |
| 202    | A    | 579   | \$339,000 |
| 203    | B    | 668   | \$372,000 |
| 204    | B    | 668   | \$372,000 |
| 205    | C    | 842   | \$415,000 |
| 206    | C3   | 882   | \$459,000 |
| 207    | D    | 1,032 | \$509,000 |
| 208    | C    | 842   | \$395,000 |
| 209    | C    | 842   | \$395,000 |
| 210    | A    | 579   | \$319,000 |
| 211    | B    | 668   | \$352,000 |
| 212    | B    | 668   | \$352,000 |
| 213    | A    | 579   | \$319,000 |
| 214    | A    | 579   | \$319,000 |
| 215    | A1   | 658   | \$334,000 |
| 216    | A1   | 658   | \$334,000 |
| 217    | A    | 579   | \$319,000 |
| 218    | A    | 579   | \$319,000 |
| 219    | B    | 668   | \$352,000 |
| 220    | B    | 668   | \$352,000 |
| 221    | A    | 579   | \$319,000 |
| 222    | A    | 579   | \$319,000 |
| 223    | A    | 579   | \$319,000 |
| 224    | A    | 579   | \$319,000 |
| 225    | A    | 579   | \$319,000 |
| 226    | A    | 579   | \$319,000 |
| 227    | A    | 579   | \$319,000 |
| 228    | D    | 1,032 | \$509,000 |
| 229    | C3   | 882   | \$459,000 |
| 230    | C    | 842   | \$415,000 |
| 231    | C    | 842   | \$415,000 |
| 232    | C    | 842   | \$415,000 |
| 233    | B    | 668   | \$372,000 |
| 234    | B    | 668   | \$372,000 |
| 235    | A    | 579   | \$339,000 |
| 236    | B1   | 731   | \$394,000 |

\*All pricing includes GST

\*\*Condo fees are approximately \$0.38/ft  
Subject to change

# PRICING SUMMARY

## THIRD FLOOR

| UNIT # | TYPE | SQFT  | PRICE     |
|--------|------|-------|-----------|
| 301    | C    | 842   | \$425,000 |
| 302    | A    | 579   | \$349,000 |
| 303    | B    | 668   | \$382,000 |
| 304    | B    | 668   | \$382,000 |
| 305    | C    | 842   | \$425,000 |
| 306    | C3   | 882   | \$469,000 |
| 307    | D    | 1,032 | \$519,000 |
| 308    | C    | 842   | \$405,000 |
| 309    | C    | 842   | \$405,000 |
| 310    | A    | 579   | \$329,000 |
| 311    | B    | 668   | \$362,000 |
| 312    | B    | 668   | \$362,000 |
| 313    | A    | 579   | \$329,000 |
| 314    | C1   | 867   | \$415,000 |
| 316    | C2   | 880   | \$429,000 |
| 317    | C1   | 867   | \$415,000 |
| 318    | A    | 579   | \$329,000 |
| 319    | B    | 668   | \$362,000 |
| 320    | B    | 668   | \$362,000 |
| 321    | A    | 579   | \$329,000 |
| 322    | A    | 579   | \$329,000 |
| 323    | A    | 579   | \$329,000 |
| 324    | A    | 579   | \$329,000 |
| 325    | A    | 579   | \$329,000 |
| 326    | A    | 579   | \$329,000 |
| 327    | A    | 579   | \$329,000 |
| 328    | D    | 1,032 | \$519,000 |
| 329    | C3   | 882   | \$469,000 |
| 330    | C    | 842   | \$425,000 |
| 331    | C    | 842   | \$425,000 |
| 332    | C    | 842   | \$425,000 |
| 333    | B    | 668   | \$382,000 |
| 334    | B    | 668   | \$382,000 |
| 335    | A    | 579   | \$349,000 |
| 336    | B1   | 731   | \$404,000 |

## FOURTH FLOOR

| UNIT # | TYPE | SQFT  | PRICE     |
|--------|------|-------|-----------|
| 401    | C    | 842   | \$435,000 |
| 402    | A    | 579   | \$359,000 |
| 403    | B    | 668   | \$392,000 |
| 404    | B    | 668   | \$392,000 |
| 405    | C    | 842   | \$435,000 |
| 406    | C3   | 882   | \$479,000 |
| 407    | D    | 1,032 | \$529,000 |
| 408    | C    | 842   | \$415,000 |
| 409    | C    | 842   | \$415,000 |
| 410    | A    | 579   | \$339,000 |
| 411    | B    | 668   | \$372,000 |
| 412    | B    | 668   | \$372,000 |
| 413    | A    | 579   | \$339,000 |
| 414    | C1   | 867   | \$425,000 |
| 416    | C2   | 880   | \$439,000 |
| 417    | C1   | 867   | \$425,000 |
| 418    | A    | 579   | \$339,000 |
| 419    | B    | 668   | \$372,000 |
| 420    | B    | 668   | \$372,000 |
| 421    | A    | 579   | \$339,000 |
| 422    | A    | 579   | \$339,000 |
| 423    | A    | 579   | \$339,000 |
| 424    | A    | 579   | \$339,000 |
| 425    | A    | 579   | \$339,000 |
| 426    | A    | 579   | \$339,000 |
| 427    | A    | 579   | \$339,000 |
| 428    | D    | 1,032 | \$529,000 |
| 429    | C3   | 882   | \$479,000 |
| 430    | C    | 842   | \$435,000 |
| 431    | C    | 842   | \$435,000 |
| 432    | C    | 842   | \$435,000 |
| 433    | B    | 668   | \$392,000 |
| 434    | B    | 668   | \$392,000 |
| 435    | A    | 579   | \$359,000 |
| 436    | B1   | 731   | \$414,000 |



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