

METROSIDE

AT FISH CREEK EXCHANGE | CALGARY



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.



ALBERTA IS POISED FOR HUGE GROWTH

There are many factors that are positioning Alberta for growth over the next few years, and there has never been a better time to invest in Calgary! Some of these factors include:

World-Class Top Sites

WONDERLAND SCULPTURE & THE BOW BUILDING



CENTRAL LIBRARY BY SNOHETTA



PEACE BRIDGE BY SANTIAGO CALATRAVA



SHANE HOMES YMCA AT ROCKY RIDGE



CALGARY TOWER & THE SCOTIABANK SADDLEDOME



F45 TRAINING



FISH CREEK PROVINCIAL PARK



LACOMBE TRAIN STATION



FRESH MARKET



ROOTBAR

At your Metroside's doorstep



PAY ONLY 5% FOR TAXES

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

CALGARY REAL ESTATE IS ON FIRE

THE BOOM YEAR

- ✓ Calgary real estate market is driven by population growth, housing stability, new job opportunities, and overall standard of living in Calgary
- ✓ 2021 was a record-breaking year for home sales, with a total of approximately 27,000 units sold, which is 72% higher than the previous year and over 44% higher than the 10-year average
- ✓ Calgary's population grew by over 50,000 people in one year
- ✓ More people than ever are migrating to Calgary to either live or look at potential investment opportunities

WHAT'S DRIVING THIS SURGE

- ✓ Low lending rates, improved savings and lack of supply
- ✓ Limited new opportunities are expected over the next few years
- ✓ Huge opportunity for those to get in while the market is on the rise to see the highest rate of return
- ✓ The rental market is strong with a 2% increase in \$PSF since Q4-2021



TYPICAL CLOSING COSTS

Closing costs in Calgary are considerably lower than in Toronto or Vancouver. Here, we've calculated the closing costs based on a purchase price of \$400,000:

	Approx. Cost	Notes
Lawyer	\$1,200	We will provide you with a few lawyers who offer preferred rates closer to closing
Appraisal Fees	\$300	Varies depending on the mortgage lender
Land Title Transfer Registration	\$130	Calculated at \$50 + \$1 for every \$5,000
Mortgage Registration	\$130	Calculated at \$50 + \$1 for every \$5,000
Disbursements	Varies	Based on date of final closing
TOTAL	\$1,760	

All prices are exclusive of GST – BUT, they can be rolled into your mortgage and you may qualify for a partial rebate!

IT'S A HOTSPOT LOCATION

- Southwest Calgary is scoring top marks as an ideal location to live – tucked into nature yet connected to the bustling downtown core by the LRT.

IT'S SURROUNDED BY AMAZING NATURE

- Fish Creek Provincial Park is just 50 steps from your front door
- A four-season playground stretching 19 km
- 80km of walkable trails
- A 99-acre swimmable lake with beaches
- A world-class trout fishery
- Boat Launch access to the Bow River
- Birders delight with over 200 species
- Visit Bow Valley Rancho Restaurant & Annie's Café



MIDRISE CONDOMINIUM - BUILDING 5



ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O. E.

MIDRISE CONDOMINIUMS - BUILDINGS 6 & 5



ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O. E.

METROSIDE COMMUNITY - AERIAL



ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O. E.

INTERIOR - WISP STANDARD PACKAGE



ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O. E.

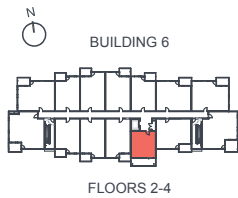
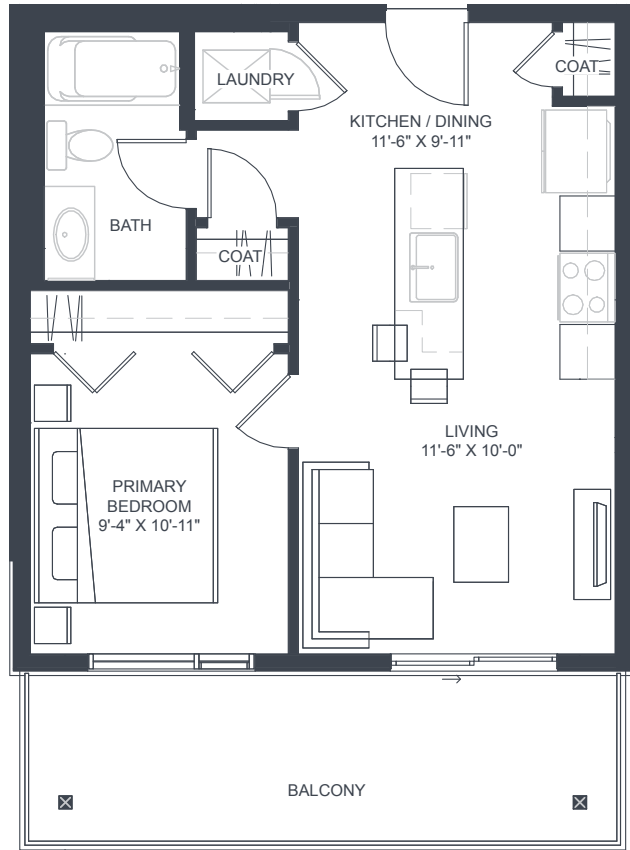
UNIT D

1 Bedroom

INTERIOR 527 Sq. Ft.

EXTERIOR 145 Sq. Ft.

TOTAL 672 Sq. Ft.

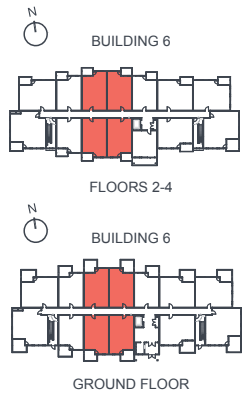
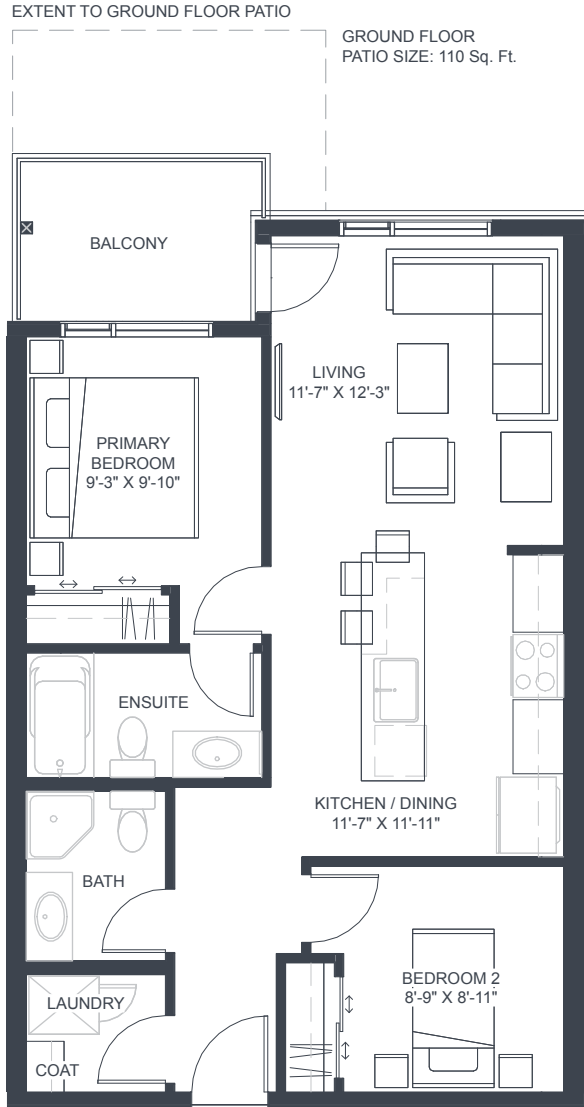


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UNIT C2

2 Bedroom

INTERIOR 732 Sq. Ft.
 EXTERIOR 65 Sq. Ft.
 TOTAL 797 Sq. Ft.



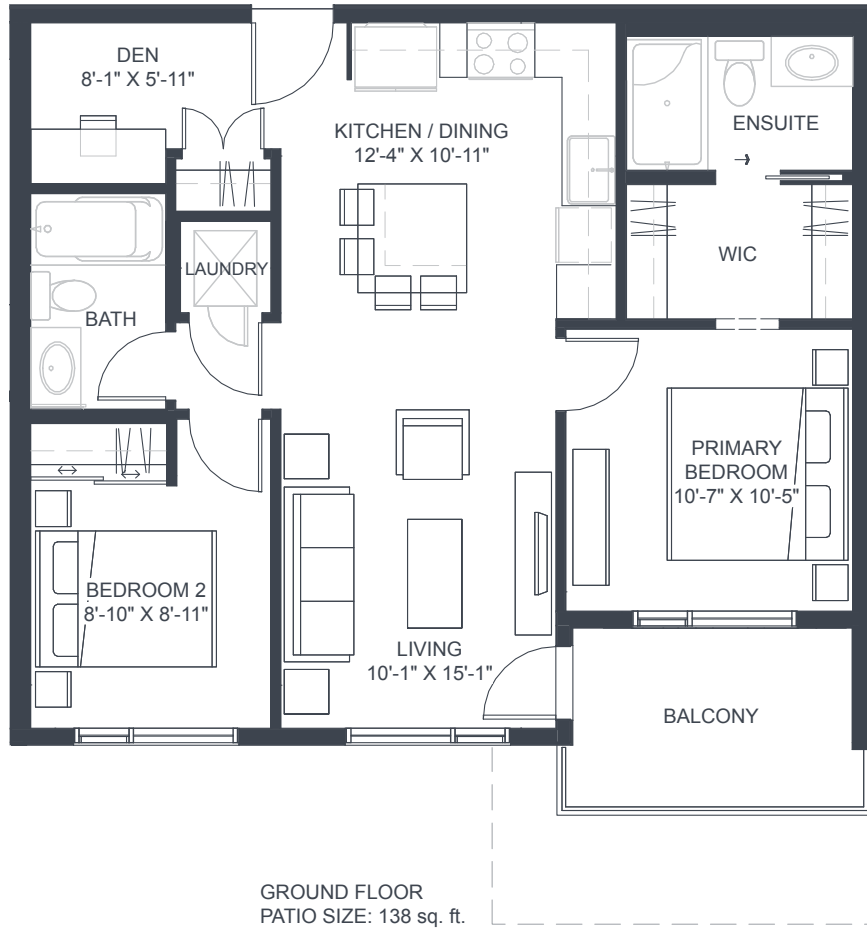
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Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and terrace area is approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

UNIT E

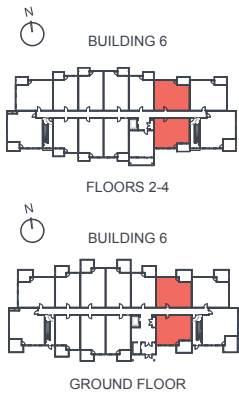
2 Bedroom + Den

INTERIOR 795 Sq. Ft.
 EXTERIOR 79 Sq. Ft.
 TOTAL 874 Sq. Ft.



GROUND FLOOR
 PATIO SIZE: 138 sq. ft.

EXTENT TO GROUND FLOOR PATIO

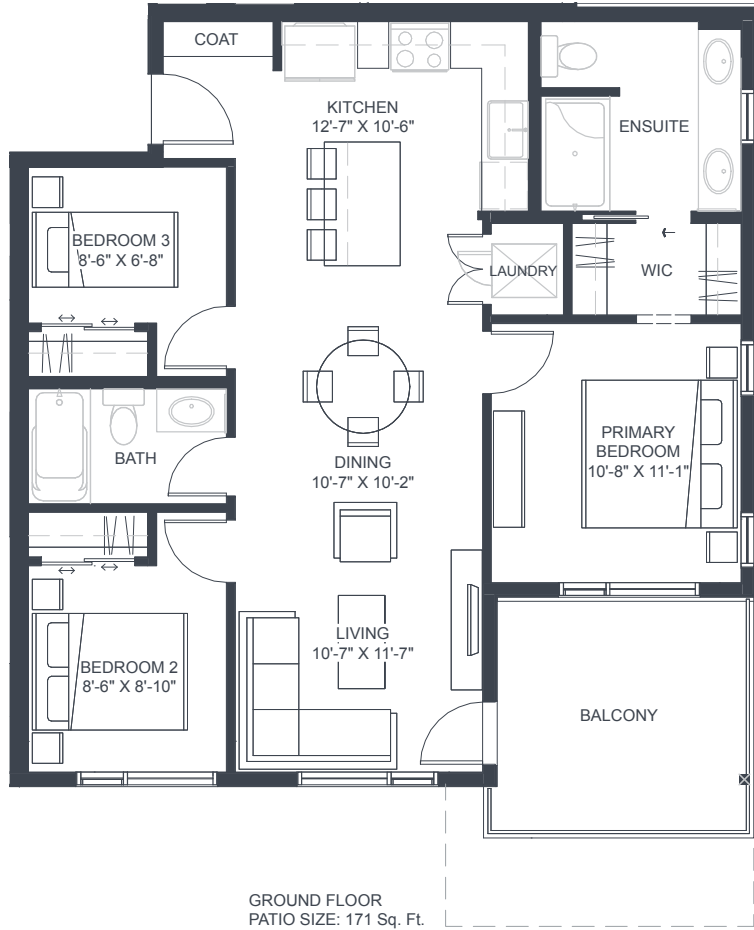


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UNIT F

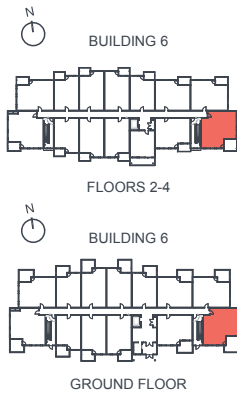
3 Bedroom

INTERIOR **922** Sq. Ft.
 EXTERIOR **116** Sq. Ft.
 TOTAL **1,038** Sq. Ft.



GROUND FLOOR
 PATIO SIZE: 171 Sq. Ft.

EXTENT TO GROUND FLOOR PATIO



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