

METROSIDE 2

AT FISH CREEK EXCHANGE

METROSIDE WAS A PHENOMENAL SUCCESS AND SOLD IN RECORD BREAKING TIME.

DON'T MISS YOUR OPPORTUNITY TO PURCHASE AT METROSIDE 2



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 continues to be 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 is now selling. Back by popular demand, don't miss your opportunity to buy in Metroside 2 – the latest release in the hottest selling community. 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 SNOHETTA



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 4th most livable city in the world



Highest median total income of major Canadian cities at \$140,919



Highest Rate of Interprovincial Migration welcoming nearly 20,000 new residents in Q3 2022



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%



Rents skyrocketed in Q3 2022 by 20-30% year over year



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

At your doorstep

F45 TRAINING



FISH CREEK PROVINCIAL PARK



LACOMBE TRAIN STATION



STARBUCKS



FRESH MARKET



ROOTBAR



Highest GDP per capita of major Canadian cities



In the first half of 2022, **Calgary saw the 4th highest venture capital investment in Canada**, with \$427 million in 42 deals

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



International Immigration increased by over 150% year over year in Q3 2022



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



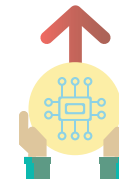
Calgary's film and television sector is taking off - creating over 9,000 jobs and \$1B in net spending



Highest concentration of high-tech workers of Canadian cities



Condo sales accounted for 79% of sales in Q4 2022 - with prices increasing by over 17% year over year



Calgary is the number 1 city in Canada for Tech Talent

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A BUILDER WHO'S ON YOUR SIDE.



JAC CONDOS, TORONTO



THE THEODORE, CALGARY



CENTRICITY CONDOS, TORONTO



FIRST & PARK, CALGARY



RITZ CARLTON HOTEL & RESIDENCES, TORONTO



WONDER CONDOS & LOFTS, TORONTO



250 LAWRENCE, TORONTO



PETER & ADELAIDE, TORONTO



THE GOODE, TORONTO

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.

