

METROSIDE 2

AT FISH CREEK EXCHANGE



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 midrise condominiums are now on sale. 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.

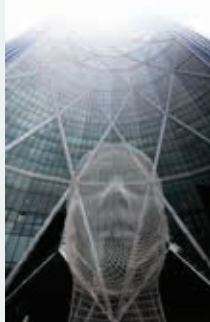


ALBERTA IS POISED FOR HUGE GROWTH

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



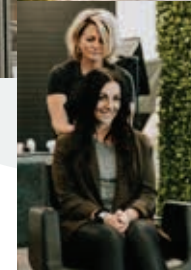
FISH CREEK PROVINCIAL PARK



FRESH MARKET



LACOMBE CTRAIN STATION



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

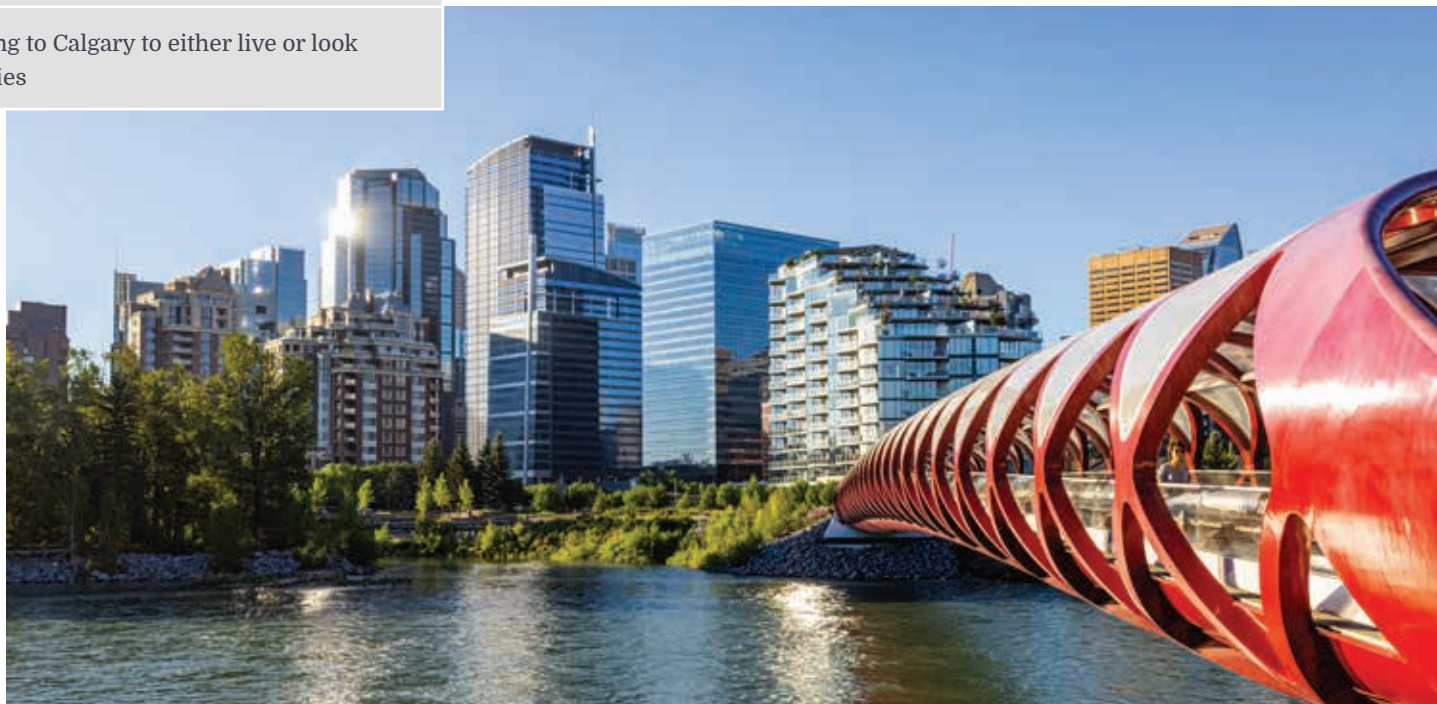
CALGARY REAL ESTATE IS ON FIRE

THE BOOM YEAR

- ✓ Calgary real estate market is driven by population growth, housing stability, new job opportunities, and overall standard of living in Calgary
- ✓ 29,672 homes sold in 2022, eclipsing the record from 2021. Condo sales are continuing to soar throughout the year with 50% increase in sales and an annual price gain of nearly 9%
- ✓ 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 14% increase since the start of 2022 and we are seeing a 17% increase year over year.



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



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

CONDOMINIUMS - BUILDINGS 1 & 2



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

METROSIDE²

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METROSIDE COMMUNITY - AERIAL



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

F MODEL-WISP



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

E MODEL-CARBON



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

METROSIDE 2

AT FISH CREEK EXCHANGE

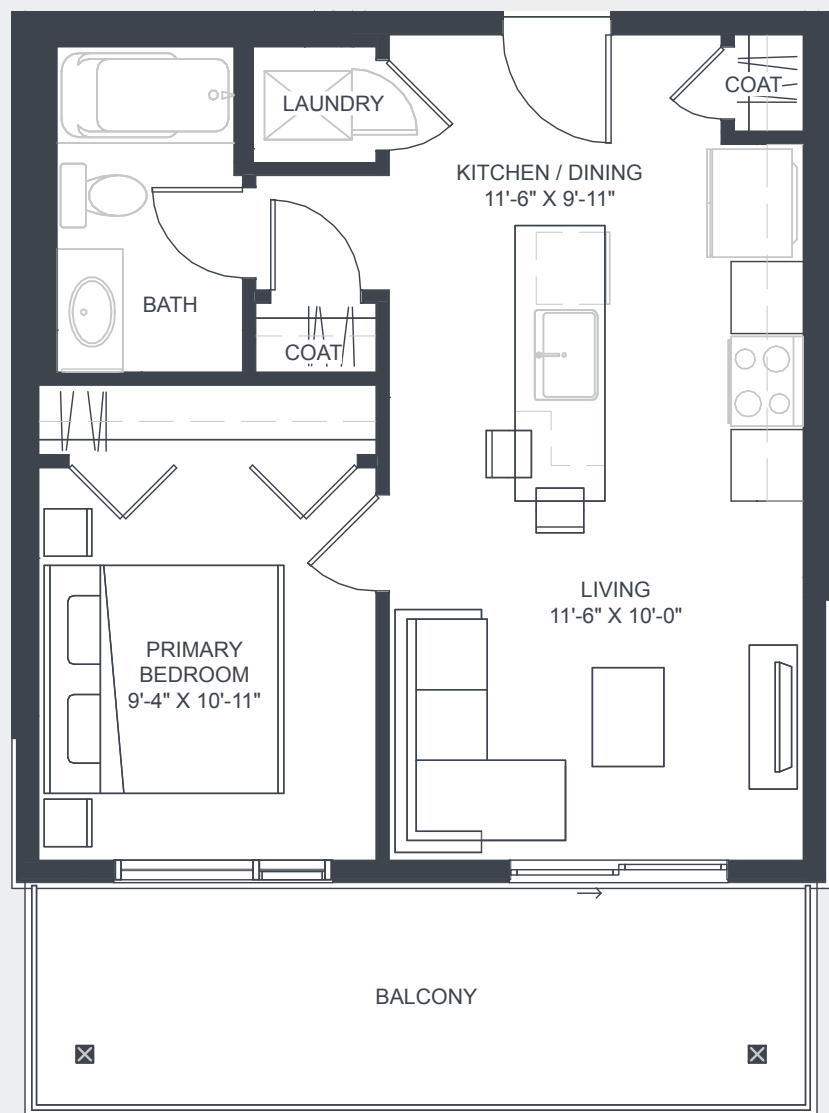
UNIT D

1 Bedroom

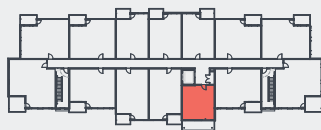
INTERIOR 527 Sq. Ft.

EXTERIOR 145 Sq. Ft.

TOTAL 672 Sq. Ft.



BUILDING 2



FLOORS 2-4



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.

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UNIT B

2 Bedroom

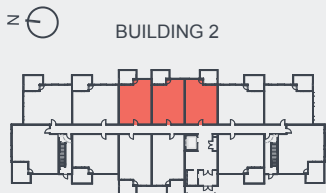
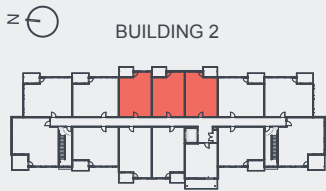
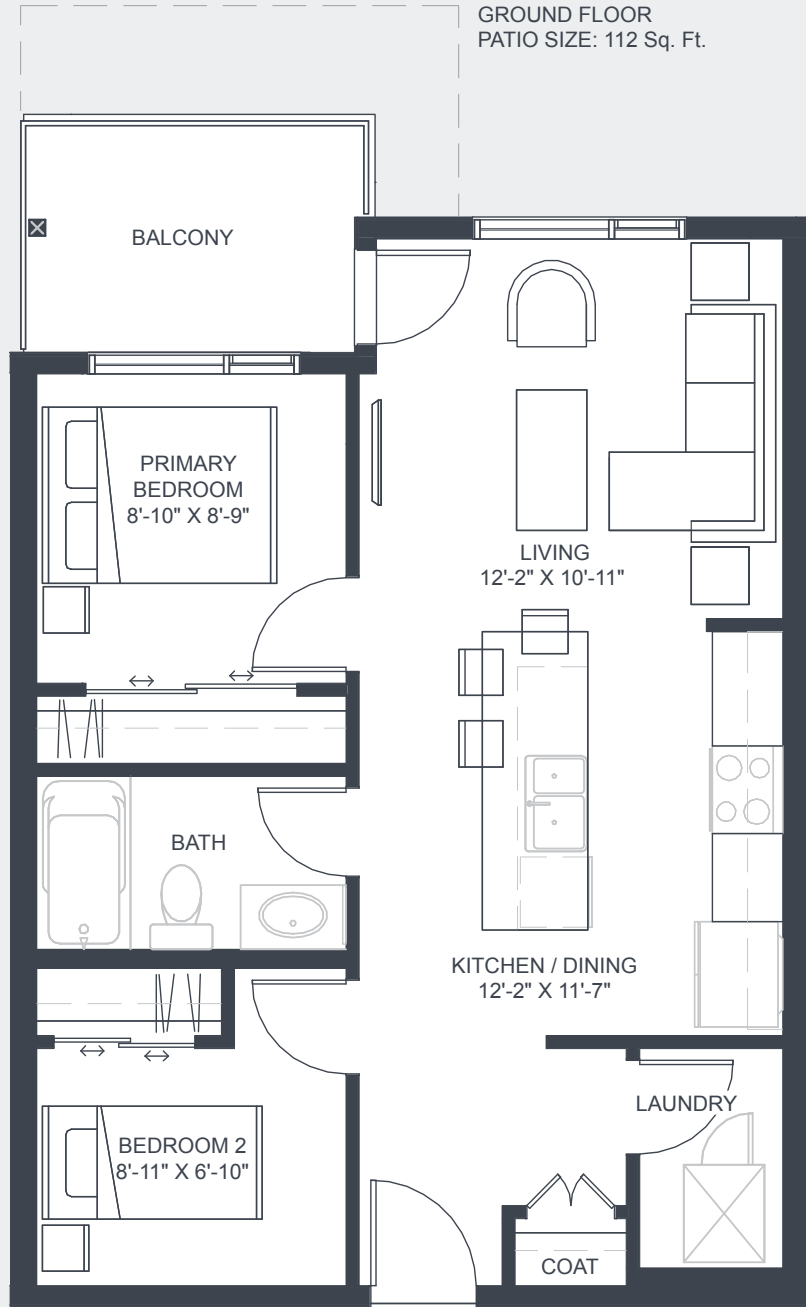
INTERIOR **638** Sq. Ft.

EXTERIOR **67** Sq. Ft.

TOTAL **705** Sq. Ft.

EXTENT TO GROUND FLOOR PATIO

GROUND FLOOR
PATIO SIZE: 112 Sq. Ft.



GROUND FLOOR



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UNIT C2

2 Bedroom

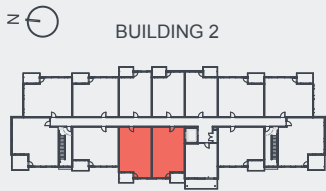
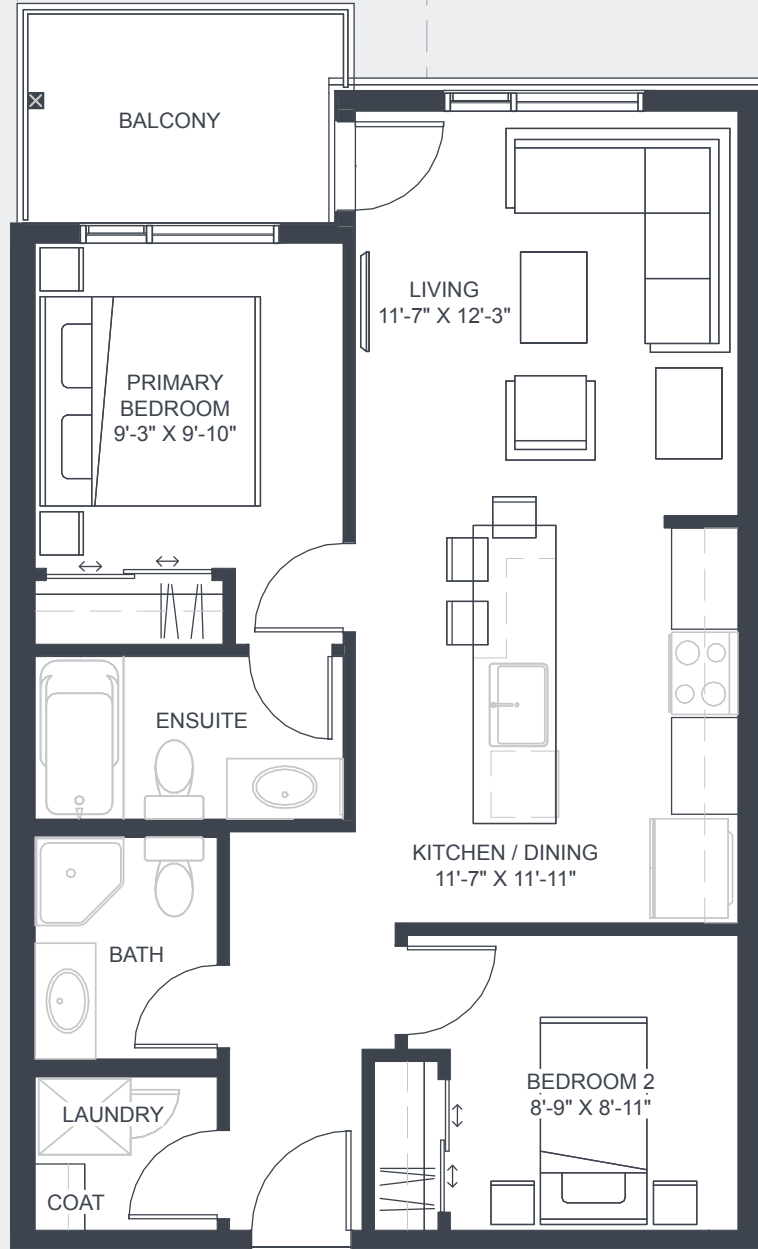
INTERIOR 732 Sq. Ft.

EXTERIOR 65 Sq. Ft.

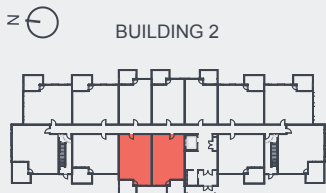
TOTAL 797 Sq. Ft.

EXTENT TO GROUND FLOOR PATIO

GROUND FLOOR
PATIO SIZE: 110 Sq. Ft.



FLOORS 2-4



GROUND FLOOR



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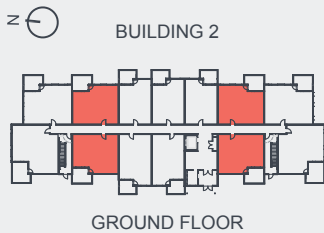
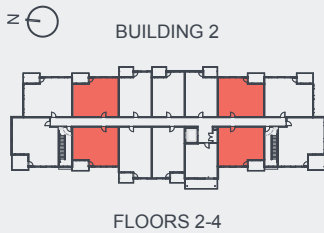
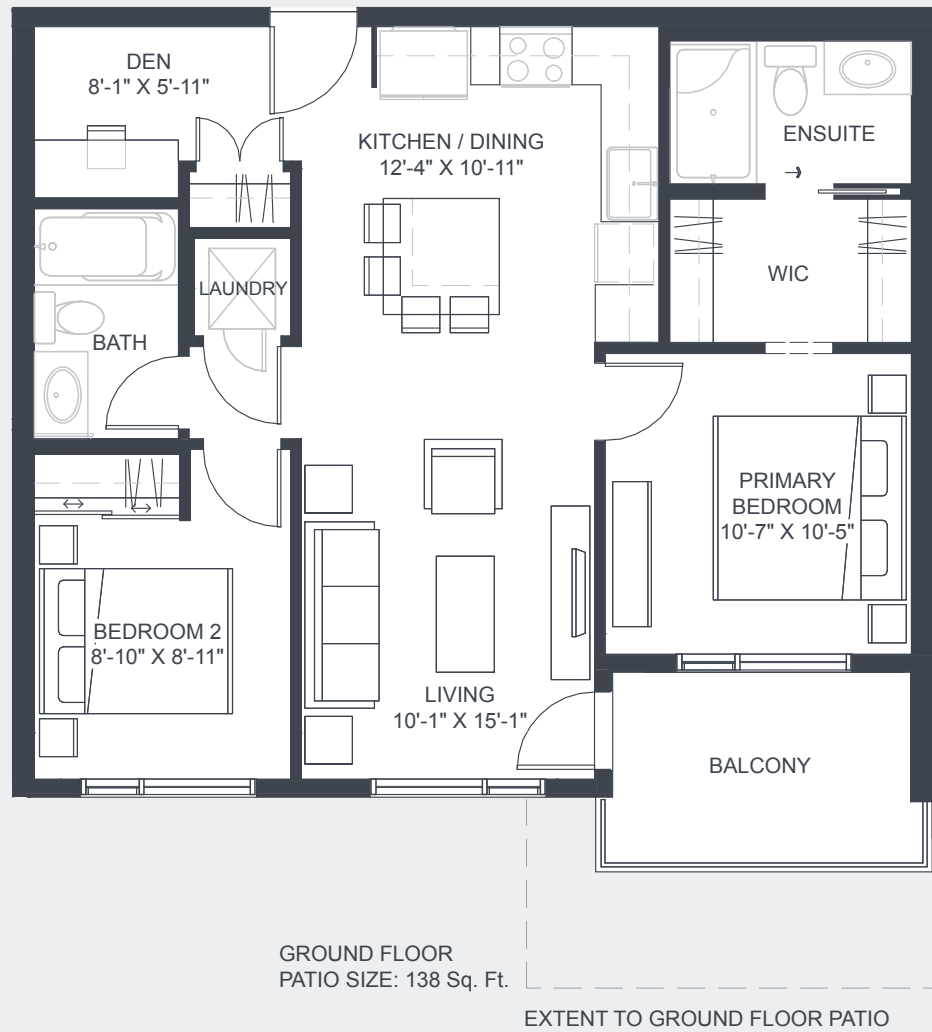
UNIT E

2 Bedroom + Den

INTERIOR 795 Sq. Ft.

EXTERIOR 79 Sq. Ft.

TOTAL 874 Sq. Ft.



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UNIT E2

2 Bedroom + Den

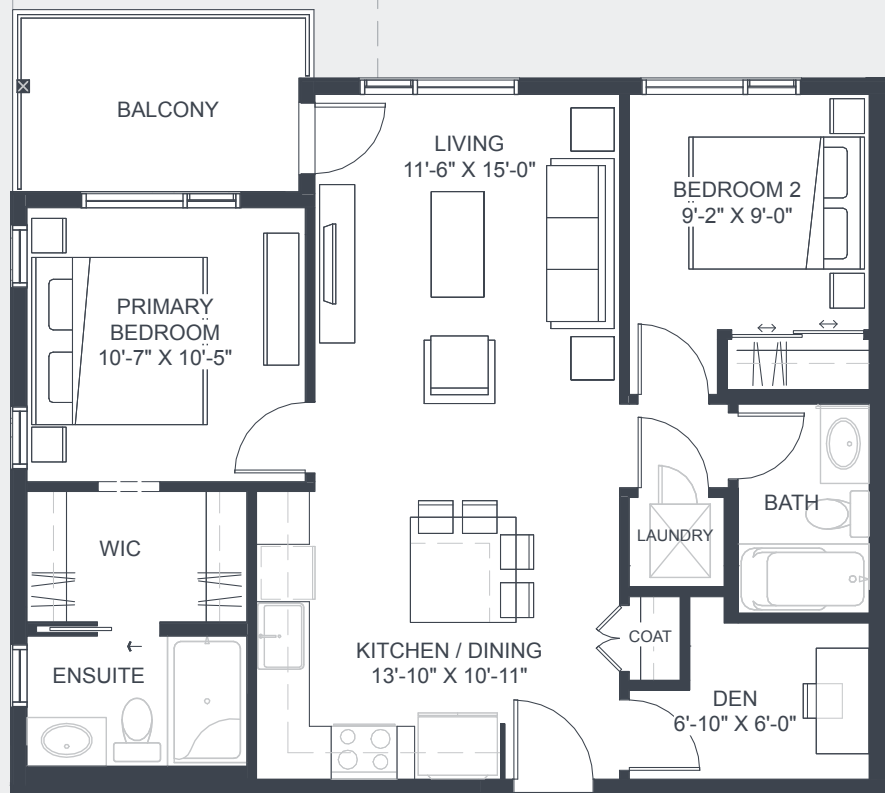
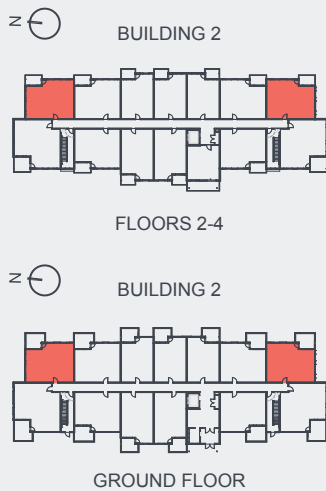
INTERIOR 839 Sq. Ft.

EXTERIOR 77 Sq. Ft.

TOTAL 916 Sq. Ft.

EXTENT TO GROUND FLOOR PATIO

GROUND FLOOR
PATIO SIZE: 137 Sq. Ft.



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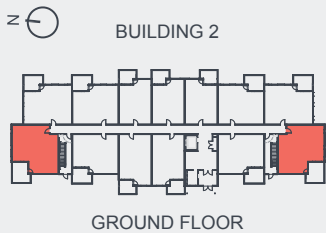
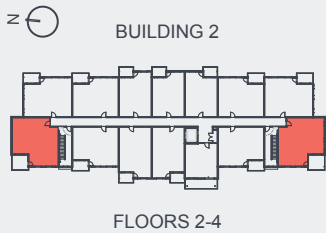
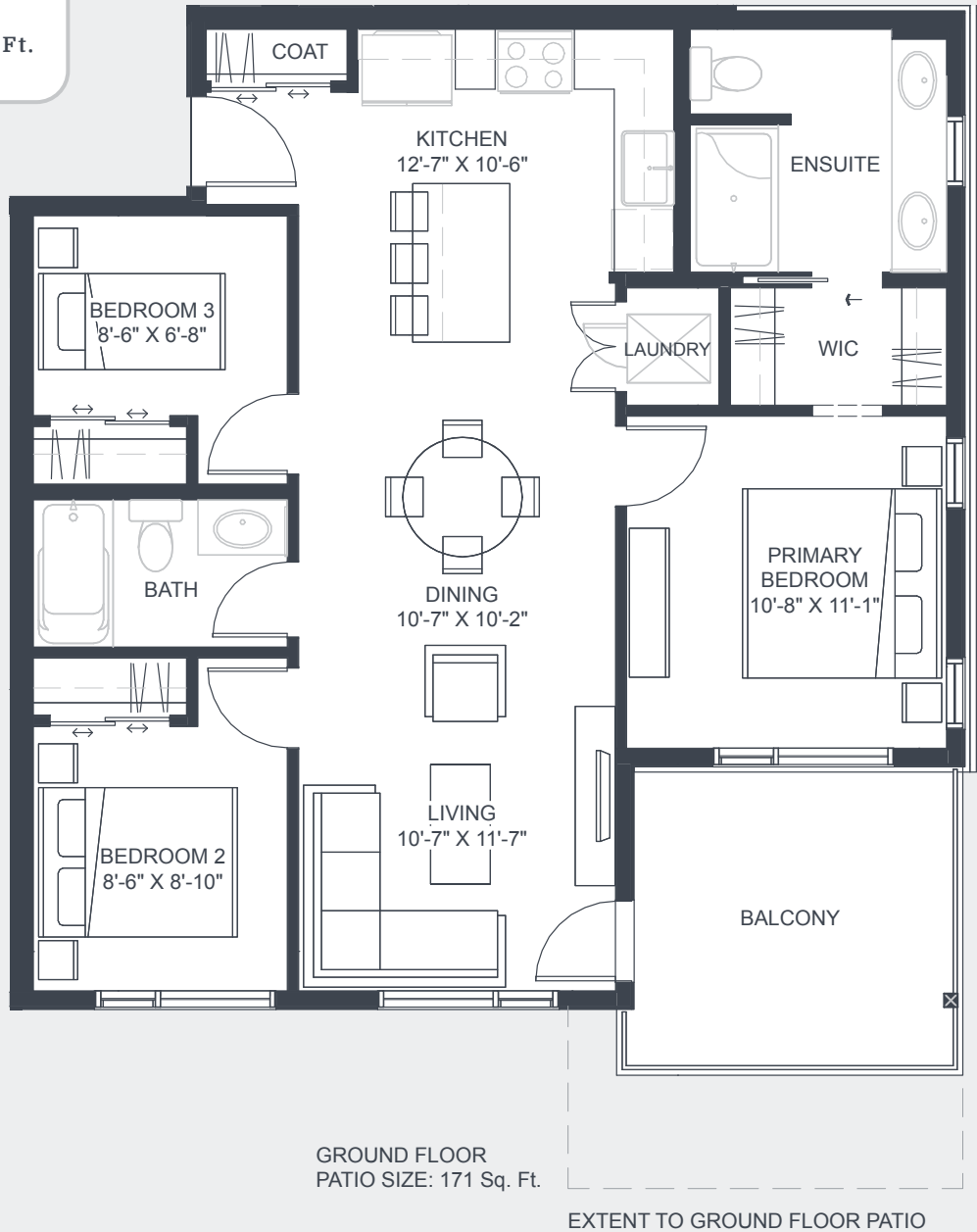
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UNIT F

3 Bedroom

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



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