

# METROSIDE<sup>2</sup>

AT FISH CREEK EXCHANGE

CONDO SUITES  
FROM THE  
MID \$300s



Illustration is artist's concept only.

FROM  
*all sides,*  
THIS IS  
IDEAL LIVING

Located just a little southwest of the bustling metropolis of downtown Calgary in Shawnee Park is Fish Creek Exchange – the city's most popular and successful master-planned community.

Calgary has grown tremendously as a city and there are countless benefits to living here. Here are just a few of those reasons.



## GROWING RENTAL MARKET:

- ✓ Rental rates for Inner South Calgary has increased significantly at \$2.54 PSF (Zonda Urban - Q4 2022).
- ✓ Vacancy rates have come down significantly due to positive net migration into the province.



# FACTORS DRIVING THE CALGARY REAL ESTATE MARKET:

- ✓ 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.
- ✓ Q3 of 2022 - 19,285 net interprovincial migration to Alberta.
- ✓ Condominium sales accounted for 79 percent of quarterly sales in Q4 - 2022. Average wood frame condominium pricing has increased by 17 percent on a yearly basis as absorption rates for this product type continue to increase.



## OIL AND GAS

- ✓ Alberta is a major oil and gas producer, leading the country in economic growth this year.
  - The commodity prices for crude oil are still expected to remain high.
  - Canada's government is funding Alberta's hydrogen economy to the tune of \$9.74 million in a bid to position the province as a global leader in the sector.
  - Alberta set a new venture capital investment record in the first quarter of 2022, recording \$466 million in investment.
  - City approved the 1.2B bioethanol plant on Calgary outskirts. The energy park will pump \$50 million in taxes back into city coffers and create \$150 million in direct revenue to rural wheat producers on an annual basis.



## TECH SECTOR

- ✓ Tech sector is growing – home to over 3,000 tech companies.
  - Calgary companies will lead the \$20 billion spend on digital DX in Alberta from 2021 to 2024.
  - The City of Calgary has also built a 550 km dark fibre network extending to all quadrants of the city. This surplus open-access fibre makes Calgary attractive for companies wishing to explore the potentials of 5G.
  - Telus committed \$430 million to Calgary in 2022 and will bring 8,500 new jobs to Alberta over the next 4 years.
  - Burning Glass Technologies indicates 4,300 tech job vacancies in Calgary, which ranked third in a CBRE Ltd. report on the top 10 emerging tech cities in North America.



## FILM PRODUCTION

- ✓ Film Production in Calgary
  - Film, TV and commercial productions invested over \$461 million in Calgary through 2022, a region which can account for over 80 per cent of Alberta's film spend.
  - The province is expanding the Film and Television Tax Credit Program through 2025.
  - In its 2 years of operation, the program has attracted 62 productions to Alberta with an expected total spending of \$621 million. This program is estimated to create more than 12,500 direct and indirect jobs in Alberta.