

METROSIDE 3

AT FISH CREEK EXCHANGE

CALGARY IS CANADA'S HOTTEST SPOT TO INVEST IN.

NEW RELEASE OF CONDOS & TOWNS FROM THE MID \$300s

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.

Fish Creek Exchange celebrates the ultimate active living location and complete lifestyle destination that brings the best of nature and urban amenities together in one ideal place. It is also Calgary's only new multi-family community connected to transit, providing an easy 20 minute commute to the downtown core.



FISH CREEK EXCHANGE FAST FACTS



24-acre master planned community



555 total condo suites



144 total townhome suites*



7,500 sq. ft. of retail space



25% of Shawnee Park lands dedicated to public open space, this is 15% more than other new Calgary communities

Phase I of Fish Creek Exchange introduced unique Westcoast style condos and townhomes completed in 2021 and **completely sold out**.

Phase II, Park South at Fish Creek Exchange sold in record breaking time! It is currently under construction and will deliver a low-rise condominium building with a total of 142 units scheduled for completion in 2023.

Phase III, Metroside condominiums with anticipated completion in 2024.

LOOK *on the bright side...* A LOCATION WITH NO DOWNSIDES

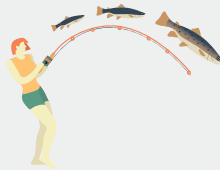
As the third exciting phase to Fish Creek Exchange, Metroside presents more than a collection of homes – it's a complete community with a lot going for it!

It's part of a complete community:

- Master-planned for the ultimate convenient, carefree lifestyle with connections to nature, amenities, shops and only a 5 minute walk to the Ctrain station.

It's a linked & landscaped neighbourhood:

- Enjoy big, wide open grassy areas, ornamental areas with native grasses, plants and prairie boulders, an inviting integrated plaza space, as well as shared community gardens, BBQ areas, and bocce ball court.



**Purchase with as little as \$35,000
down before occupancy!**

- Only 10% deposit*
- 3 Year rental management program
- \$0 Land transfer tax
- \$0 Development charges
- \$0 Interim occupancy fees
- Only \$2,500 closing costs
- Pay only 5% taxes
- + Parking is included

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.
- Stretching west from McLeod Trail and south from the Bow River, the area boasts some of the best nature ranging from beautiful valleys, hills, small ponds, deep ravines, freshwater, and Canada's 2nd largest urban park – Fish Creek Park.
- Family-friendly district with close proximity to schools, plenty of shopping, restaurants, and popular attractions like Heritage Park Historical Village, Edworthy Park's Douglas Fir Trail, and Lawrey Gardens, plus everyone's favourite WinSport Arena with ski runs and a tube park.

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 Ranche Restaurant & Annie's Café



A BUILDER WHO'S *on your side.*



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.

Built for today.

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.

