

An opportunity in
Calgary's postcard location.
Meet you at
first&park



Another Landmark Calgary community
brought to you by Graywood.



**A premier destination
& prime investment.**

Begin with one of Calgary's most prestigious neighbourhoods - Eau Claire, an exclusive enclave, on a river with access to a vibrant downtown core. Add in an outstanding real estate offering in a world class city. Then top it off with First & Park - a stunning new luxury condominium poised as the best valued condominium on the river, just steps to Prince's Island Park, Calgary's downtown core and the Financial District with breathtaking views of the Bow River.



An opportunity of enormous potential.



RANKED THE
**MOST LIVABLE
CITY IN NORTH
AMERICA** AND THE
5TH MOST LIVABLE
CITY IN THE WORLD



**#32 OF 231
GLOBAL CITIES**
IN THE WORLD FOR
QUALITY OF LIVING



SECOND **LOWEST
COST OF LIVING**
OF CANADIAN
CITIES AND NINTH
LOWEST OF NORTH
AMERICAN CITIES



**HIGHEST GDP
PER CAPITA**
OF MAJOR
CANADIAN CITIES



**HIGHEST
MEDIAN TOTAL
INCOME** OF
MAJOR CANADIAN
CITIES



**8 OF THE TOP
10 WORLD
BANKS** AND 9
OF THE TOP 10
INVESTMENT BANKS



**LOWEST
CORPORATE
TAX** IN CANADA
BY 50%



AN ENVIABLY **LOW
TAX REGIME**
SUPPORTED BY NO
PROVINCIAL SALES
TAX OR PAYROLL TAX



**HIGHEST HEAD
OFFICE**
CONCENTRATION
PER CAPITA IN
CANADA



**HIGHEST
CONCENTRATION
OF HIGH-TECH
WORKERS OF
CANADIAN CITIES**



**SECOND
HIGHEST SMALL
BUSINESS**
CONCENTRATION
OF MAJOR CITIES
IN CANADA

Strong economic growth

- Calgary as the third-best city in the world to find employment.
- Calgary has the highest labour force productivity and participation of major Canadian cities.
- Calgary is home to over 700 tech companies, a number set to **DOUBLE** over the next decade.



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 5% DEPOSIT
DUE BEFORE OCCUPANCY***

Unmatched affordability

- Calgary is one of Canada's most affluent cities and has the most affordable housing market in North America.
- Calgary ranks among the top 5 cities in Canada and offers the easiest opportunity to purchase real estate.



**SALES WERE UP
54% YEAR OVER
YEAR**
FEBRUARY 2021



**SALES WERE
UP 147% YEAR
OVER YEAR**
MARCH 2021

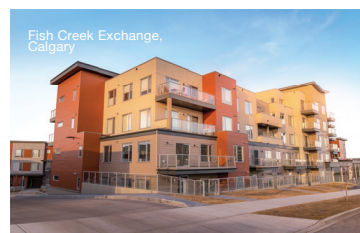
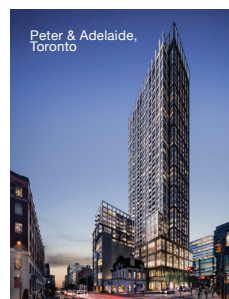


**SALES WERE UP
OVER 450% YEAR
OVER YEAR**
APRIL 2021

Real estate market surge

- Low lending rates, improved savings, and lack of supply are driving sales.

Meet the Builder.



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.

