

first
& park
EAU CLAIRE

There's a cadence to life,
an ebb and flow of all that
is around you. Aspirational
and inspirational. On the
river, surrounded by nature,
connected to vibrant urban
culture, and enviable living.

Meet you at

first&park



Illustration is artist's concept. E. & O.E.

Beauty above, below, and all around.

It begins with a uniquely positioned location, a coveted enclave, on a river surrounded by lush green space. An ideal intersection where 1st Ave SW meets Eau Claire Park just steps to Prince's Island with daily views of the famous Peace Bridge on the Bow River and access to a vibrant downtown core. What follows is exceptional luxury and design in a new condominium tucked into one of Calgary's most prestigious neighbourhoods.

Welcome to First & Park - an enviable destination and exclusive lifestyle like no other.



first
& park
EAU CLAIRE

Modern luxury living by the river in downtown Calgary.

Embrace a luxurious quality of life that can only be described as exceptional. A perfectly poised landmark riverside location that celebrates the bounty of nature all within proximity of a booming downtown scene.

Prepare to be impressed. First & Park presents an outstanding architectural expression in a contemporary building detailed with dramatic dark black glass and gold exterior accents defining its unique presence against the Eau Claire skyline. Arrive in style to a beautifully landscaped courtyard featuring a parkette and roundabout entryway with two driveways welcoming you home to a statement in luxury, exquisite style, and coveted cachet.



Breathtaking views of the Bow.

Blue skies, crystal clear waters, sparkling cityscape lights and the magic of sunrises and sunsets celebrate your position and daily embrace of views of the Bow River and downtown Calgary.



views



Illustration is artist's concept. E. & O.E.

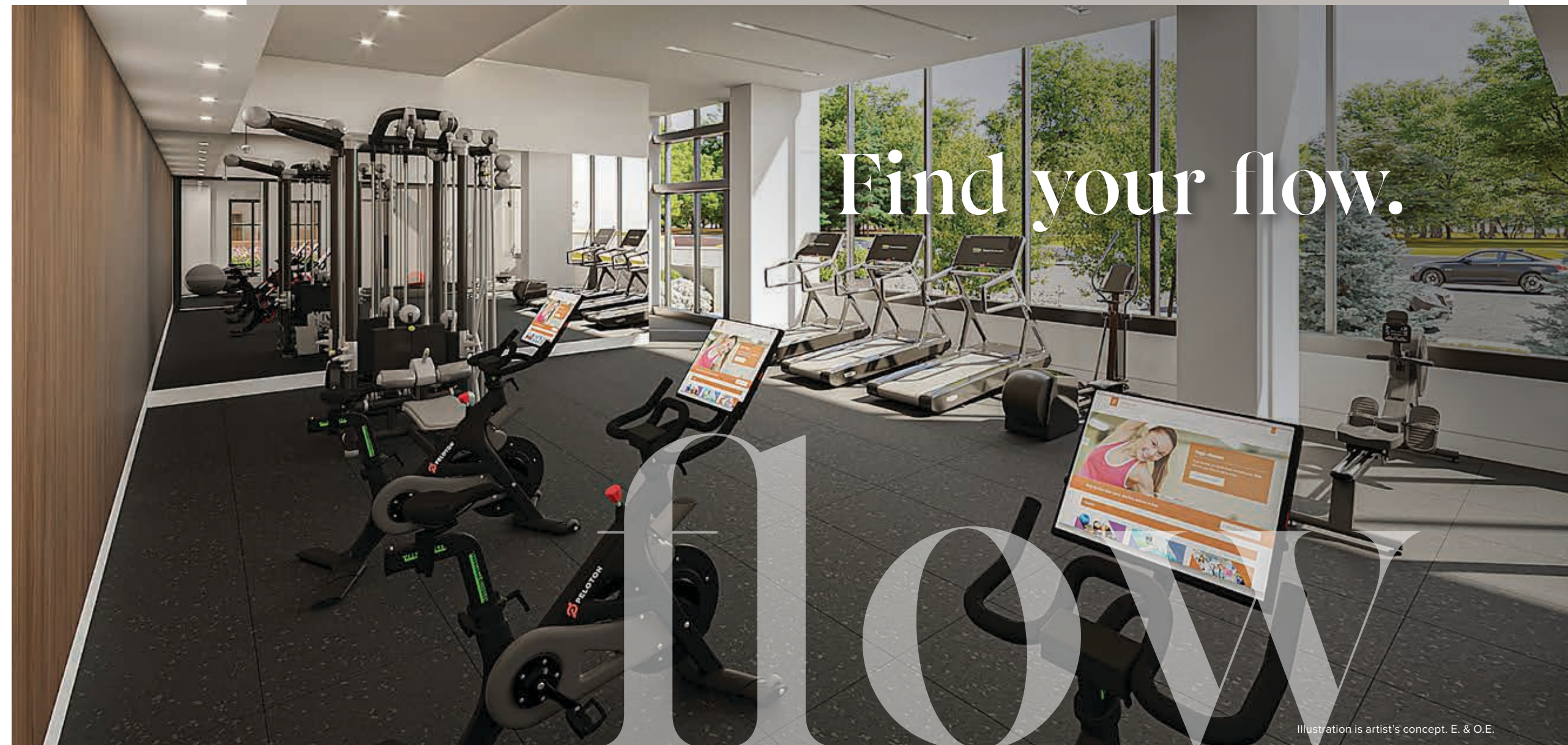
An enviable arrival.

Experience a quality of life that caters to modern comfort and convenience, delivering thoughtful amenities that complement your every move. Come home to a warm and welcoming lobby inviting a stylish environment to relax in and meet guests. There's a daytime concierge available to assist, as well as a co-work lounge making it easier to connect when juggling working from home or on the go.





Bring a healthy balance to your every day in a modern Fitness Centre equipped with the latest cardio and weights equipment, including space to stretch out and breathe in with a grounding yoga practice.



Find your flow.

Illustration is artist's concept. E. & O.E.

Celebrate
every moment.

Celebrate the good life in a stylish Party Lounge that inspires occasions to relax, be social or host an epic gathering. Mix and mingle on comfy couches, share a sip with friends, or serve up a night to remember in a dining room complete with a catering kitchen.

celebrate

Bright mornings and cozy nights.



Embrace a level of sublime style and comfort in thoughtfully designed, spacious suites that offer the latest in contemporary features and finishes, along with enviable views of the Bow River and downtown core.



A location & lifestyle
like no other.
Meet you at

first&park



Illustration is artist's concept. E. & O.E.

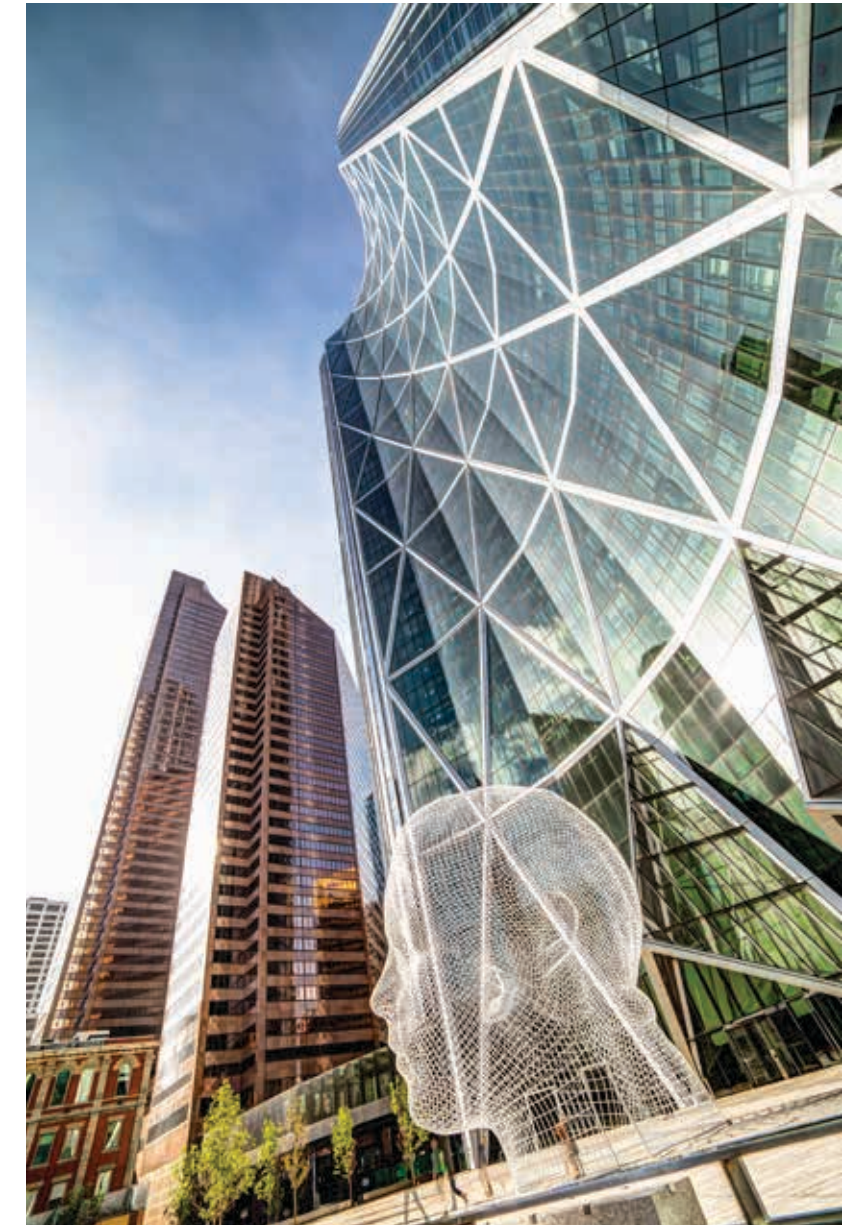
Come
home to
Calgary.



Celebrated for its stunning nature and an ideal location where the Bow and Elbow Rivers meet in the foothills of the Rocky Mountains, Calgary offers all the energy of a large metropolitan centre and is still considered to be one of the most affordable cities in Canada.



Dubbed “the Heart of the New West,” Calgary has made quite the name for itself. Its claim to fame includes the cattle-ranching capital of Canada, Canada’s most affluent and cleanest cities as well as being ranked the most livable city in North America and the 5th most livable city in the world by the Economist Intelligence Unit (2009-2019). Calgary also has the highest per capita concentration of head offices, median income households and tech workers in the country.



THE CALGARY STAMPEDE

Recognized as the embodiment of western culture, this annual, 100-year, 10-day tradition draws over a million visitors and features one of the world's largest rodeos, as well as a midway, agricultural competitions, chuckwagon racing and incredible live entertainment and music.



FESTIVAL CENTRAL

Film, food, wine, art, music, and lilacs. There are festivals celebrating just about everything in Calgary. Here are a few you won't want to miss.

- The Fourth Street Lilac Festival
- The Calgary Folk Music Festival
- The Calgary International Blues Festival
- Country Thunder Festival
- Chasing Summer Electronic Music Festival
- The Calgary International Film Festival & Fringe Festival
- Taste of Calgary/WineFest

Highlights of Cowtown.



A NATURAL PARADISE

Calling all walkers, bikers, trailblazers and picnickers, Calgary boasts over 10,000 hectares of parkland and green space, including 5,600 public parks and 150 off-leash areas for your best four-legged friends. For cyclists, the Bow River Pathways are North America's most extensive bike path network at over 900 kilometres. The city is also home to the Canada Olympic Park (one of the venues for the 1988 Winter Olympics) – now an all-season recreational destination offering skiing, snowboarding and bobsledding in the winter and mountain biking, ziplining, climbing walls and challenge courses in the summer. Plus, Calgary's proximity to the Rocky Mountains put skiers and snowboarders on the slopes within a two-hour drive.





A BOOMING URBAN CENTRE

Calgary isn't just a city that offers a great life; it's also a city to make a great living in. The downtown celebrates an innovative spirit and superior workforce boasting the highest concentration of head offices, small businesses, and high-tech workers in Canada. It has 6 Business Improvement Areas, ranking it third for Canada's largest central business districts. With a rapid increase in tech companies, incubators and innovation upstarts coming to the core, downtown Calgary is evolving into a global hub for tech, poised for incredible future growth.

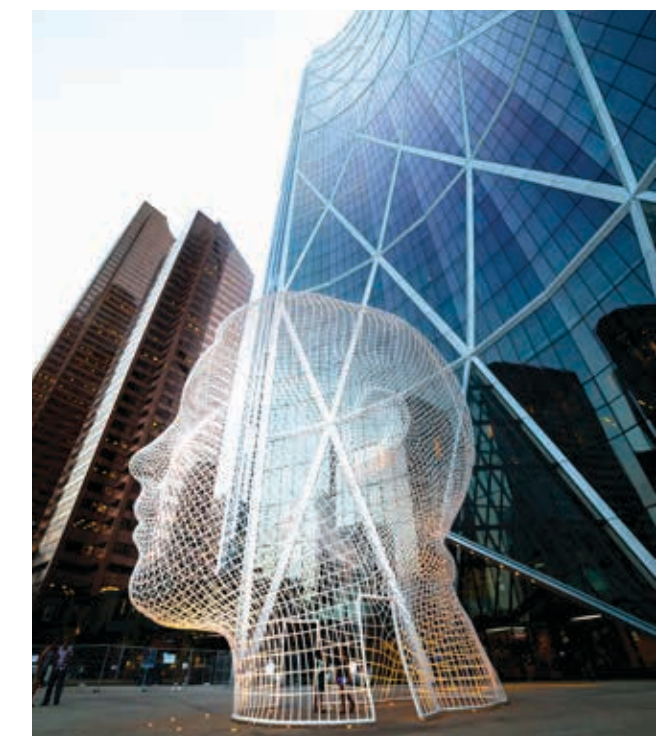


DIVERSE SHOPPING & DINING

At the hub of Calgary's +15 Skywalk system is the CORE Shopping Centre that spans three city blocks and contains approximately 160 upscale retailers, four prominent office towers and Devonian Gardens, an enormous indoor park and botanical garden featuring over 500 trees, 50 varieties of plants, a 900 sq. ft. living wall, fountains, fishponds, and playground. For a more eclectic experience in shopping, dining, and entertainment, head to Stephen Avenue to discover a bustling area featuring a wild mix of western boutiques, name brand shops, nine major shopping centres, and some of Calgary's best restaurants, cafés, and bars all along streets lined with live performances, buskers, artists, and culture galore.

CREATIVE CULTURE

The downtown also celebrates exciting cultural landmarks like the impressive Bow Building, the New Central Library, and National Music Centre, while heritage buildings including the Old City Hall and the Calgary Public Building honour the past. Historians and art lovers will find inspiration at the Glenbow Museum and Contemporary Calgary gallery, while theatre and music buffs have access to a world-class selection of venues. And a trip downtown wouldn't be complete without a visit to the Calgary Tower, a 191-metre observation tower offering the best 360° views of the city skyline, the majestic Rocky Mountains, the foothills, and the prairies.



The downtown Calgary scene.

Dynamic, diverse, lush, and lively – downtown Calgary defines a destination booming in business, with vibrant shopping, restaurants, culture and sweeping skyline views. On the other hand, its pristine location bordered by the Bow and Elbow Rivers provides verdant landscaping on an ethereal pathway that constantly flows with families, cyclists, and river walkers.



An exclusive quality of living.

Every once in a while, a rare combination of elements come together to define a location and lifestyle so idyllic in nature, abundant in leisure, rich in culture, and effortlessly connected to a vibrant urban core that it becomes the most highly sought-after place to call home.

Welcome to Eau Claire, one of Calgary's most prestigious and popular neighbourhoods located on the northern edge of the downtown core and south of the Bow River. A unique niche destination inviting a mix of riverside condominiums, shopping, restaurants, hotels, a large public plaza, and urban greenspace – just steps to the Central Business District and Prince's Island Park, with breathtaking views of the Peace Bridge on the Bow River.

A connection to everything and everywhere.

ALL ABOARD

The Calgary C Train light rail runs through the middle of downtown in an east-west direction. It will be complemented by the future Green Line, a \$5B investment now underway that will run underground through downtown under 2nd Street, in a north-south direction – all just a 7-minutes walk from First & Park.



WALK THIS WAY TO EVERYTHING

The +15 Skywalk is in one of the world's most extensive covered, weather-protected, and climate-controlled pedestrian systems. It runs 18 kilometres with 62 bridges connected to various buildings and stores throughout downtown. It is also only a 3-minutes walk from First & Park.



BRIDGING THE DISTANCE

Take a step on a breathtaking work of double helix tubular art otherwise known as Peace Bridge. This iconic red vortex bridge spans 130 metres, accommodating people walking and cycling across the Bow River. A landmark and popular tourist attraction, the bridge is reportedly used by 600 people a day and has been ranked among the top 10 architectural projects and top 10 public spaces of 2012.



Where you live is a huge contributor to how you live. Your quality of life is enhanced by having an ease of access that complements every day. Living in Eau Claire connects you to an abundance of choice and convenience at every turn.

As one of the most walkable neighbourhoods in Calgary, most errands can be accomplished on foot. At the same time, Eau Claire has excellent public transportation, is very bikeable, boasts an extensive network of pedestrian pathways and trails along the Bow River, and has access to downtown Calgary's +15 Skywalk System.



83 

WALK SCORE

84 

TRANSIT SCORE

76 

BIKE SCORE





Part community lifestyle hub, part fashion & foodie mecca, a place for artisans to show their handicrafts and an entertainment hotspot, Eau Claire Market is definitely the neighbourhood's focal point. Ideally sitting along the banks of the Bow River just a 9-minute walk from First & Park, explore nearly 170,000 sq. ft. of indoor market space featuring

over 43 shops, restaurants and services.

From artisan galleries and unique boutiques to diverse restaurants, a large food court, fresh produce, a six-screen Cineplex Odeon multiplex and playground for the kids, the Eau Claire Market has it all.



A vibrant urban scene.



Eclectic, entertaining, flavourful, and fun, Eau Claire is a vibrant hotspot destination heralded as Calgary's Festival District. With a large public plaza and Prince's Island Park's coveted venue space, the area is home to many community festivals and events celebrating diverse culture, film, music, theatrical, and food & wine showstoppers.

THE BOW RIVER

Living right on the Bow River celebrates an enviable lifestyle. The Bow River pathway invites a massive network of mostly paved pedestrian and bicycle trails connecting to many parks, playgrounds, and attractions on both sides of the river.

The pathway spans 48 kilometres and is used for walking, jogging, hiking, cycling, rollerblading and skateboarding. It is also wheelchair and baby stroller friendly with four-legged friends needing to be on a leash.

The Bow River itself attracts many recreational activities, especially during the summer months, including tubing, kayaking, rafting, canoeing, birdwatching, and fishing. Bowness Park is the most popular access point on the Bow. The Park offers a serene greenspace, a natural lagoon, paddling pool and picnic spots. During winter months the lagoon freezes over, providing a natural ice rink.



A natural wonderland.

An inspiring abundance of nature surrounds. Embrace the flow of the river, breathe in the fresh mountain air, claim your spot to picnic and live out all your nature-inspired adventures right outside your doorstep.

EAU CLAIRE PARK

Enjoy a pleasant stroll on a scenic walkway along the south bank of the Bow River and arrive at the riverfront Eau Claire Park. Visit the adjacent shopping district with restaurants, a market for picnic essentials, a playground and splash pad for the kids, and grassy lawns to take in the stunning sunset views of the Peace Bridge.



PRINCE'S ISLAND PARK

In the heart of Calgary's Festival District, you'll find the island life awaits on a true urban oasis inviting over 20 hectares of beautiful nature linked by three footbridges to Eau Claire and downtown Calgary. As part of the pathway and hiking trail system lining both sides of the Bow River, the southern arm of the river has been landscaped, while the eastern end of the island re-creates a wetland environment abundant with many species of birds and wildlife.

Escape the chaos of the day for a leisurely lunchtime stroll, head out on the biking and hiking trails that connect you all over the river valley. Be sure to stop at the award-winning River Café, where you can order a picnic basket to go or enjoy a special date taking in the spectacular skyline. There are lush picnic areas, playgrounds, flower gardens and water fountains, all inviting natural inspiration. For a unique educational experience, explore the Chevron Learning Pathway, an environmental pathway on the east end of the island that winds around a constructed wetland with interpretive signage about the wildlife and habitat. The park also hosts a huge variety of festivals and cultural events and plays home to talented local buskers. From a canoe ride in the river and quality time feeding the ducks to taking in the Calgary Folk Festival and magnificent sunset views – there's something for everyone on the island.





JAC CONDOS,
TORONTO



THE THEODORE,
CALGARY



FIVE ST JOSEPH,
TORONTO



RITZ CARLTON HOTEL
& RESIDENCES,
TORONTO



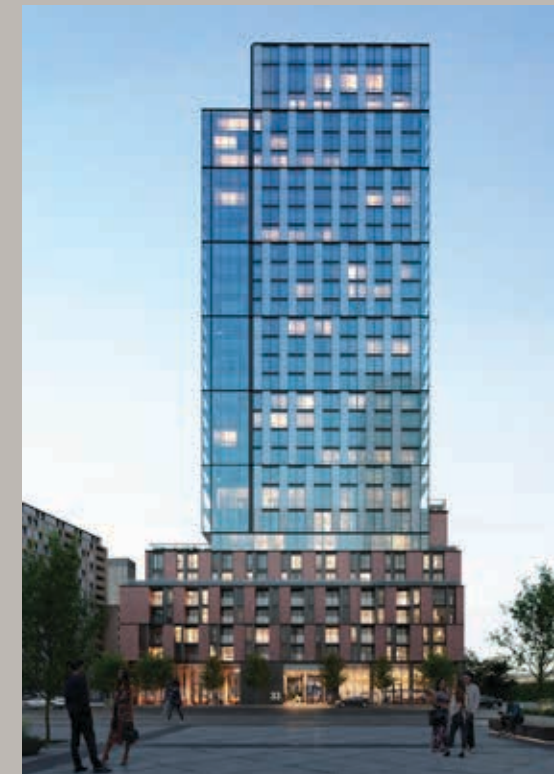
WONDER CONDOS & LOFTS,
TORONTO



PETER & ADELAIDE,
TORONTO



250 LAWRENCE,
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 for 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. From our home base in Toronto, we have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings, and high-

rise towers throughout North America. From the landmark Ritz Carlton Hotel and Residences, Toronto to notable communities like Ocean Club, The Mercer, Five St. Joseph, Peter and Adelaide, Scoop, Scout, Wonder Condos, JAC Condos, as well as Fish Creek Exchange, and The Theodore in Calgary, we believe in developing 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.



An aspirational and
inspirational lifestyle.
Infused with urban
energy, balanced by
nature, and connected
to community spirit.
Meet you at

first&park

All illustrations are artist's concept only, specifications, suite views
and finishes are subject to change without notice. E. & O.E



**first
& park**
EAU CLAIRE



GRAYWOOD
AN INTELLIGENT MOVE