

Downtown Calgary's best condo opportunity.

Meet you at
first&park



**ONLY A 5%
DEPOSIT**
DUE BEFORE
OCCUPANCY*



**18 STOREY
BOUTIQUE BUILDING**



**ONLY
211 UNITS**



**RANGING FROM
1 TO 3
BEDROOMS**

**Residences starting
from the mid \$300s**

*A mandatory 5% bond is required in addition to the deposit.
Prices and specifications are subject to change without notice. E. & O.E.

Why First & Park?

At First & Park, take advantage of being steps to the vibrant Downtown Core while embracing an exclusive lifestyle in the prestigious Eau Claire neighbourhood! An enviable location, in a supremely modern building, abundant with luxurious convenience, comfort and choice.



Superior building amenities

- Lobby & Co-Work lounge
- Fitness centre
- Party lounge
- Outdoor terrace
- Parkette with two entrance driveways
- Exceptional views of the city skyline and Bow River

**first
&park**
EAU CLAIRE

THE PROJECT

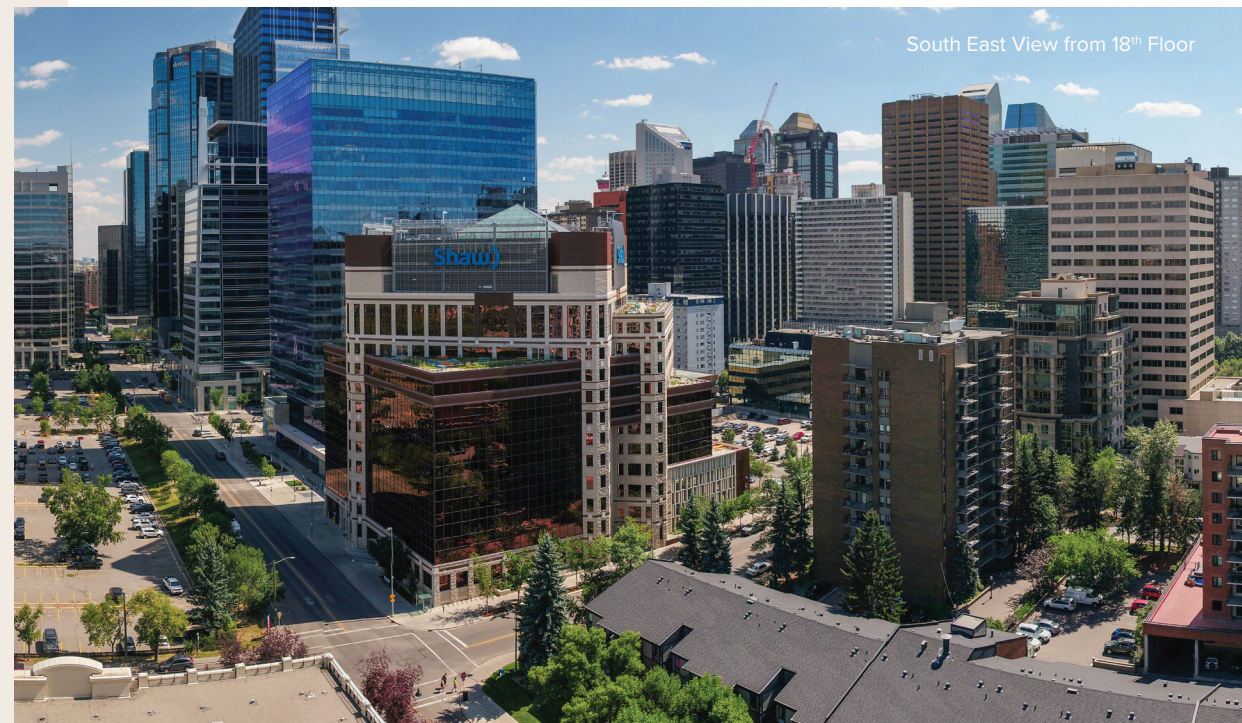
Calgary's most prestigious & highly sought-after community.

Spectacular Views of the Bow River and Downtown Calgary

Why Eau Claire?

An exclusive niche community with enviable cachet, defined by its pristine location, vibrant cultural identity, bounty of nature, and coveted quality of life – all connected to the vibrancy and amenities of Downtown Calgary.

- An ideal location directly adjacent to Prince's Island Park, the Bow River, and steps to downtown Calgary.
- A lifestyle hub centred around the Eau Claire Market inviting diverse shopping and restaurants currently being redeveloped into an expansive mixed-use area to serve a larger and more diverse demographic.
- A vibrant cultural destination celebrated as the Festival District with a large public plaza and urban parkland, home to many music, theatrical and community festivals.
- A connected community located on the city's large network of pedestrian pathways and trails along the Bow River.
- Historically the area boasts some of the highest real estate prices in Calgary.



Calgary's Downtown Core

Downtown Calgary home to the highest concentration of head offices in Canada, and is the business and culture hub of Calgary!

Booming urban centre

- Downtown Calgary has a population of 18,114.
- Huge increase in Tech companies absorbing premium downtown office space bringing more jobs to the core.
- Investment in Calgary's technology ecosystem almost doubles year-over-year with \$307 M total funding raised in 2020 (Up 88%), 34 new deals (Up 26%) and 62 new investors (Up 195%).
- Approx. 140,000 people now work in the downtown area surpassing downtown Vancouver. Calgary ranks third among Canada's largest Downtown Commercial Cores surpassing Toronto and Montreal.

New transit coming steps from First & Park

- Calgary is investing \$5 Billion into the Green Line a new underground transit line located **5 min walk from First & Park**.
- Calgary's C Train will take you all over Downtown and is only a **10 min walk from First & Park**.



6 **BUSINESS
IMPROVEMENT
AREAS**



5 COMMUNITY AND
NEIGHBOURHOOD
ASSOCIATIONS



200+ ART GALLERIES,
PARKS, PUBLIC ART,
HISTORICAL BUILDINGS
AND AREAS, AND
SHOPPING MALLS



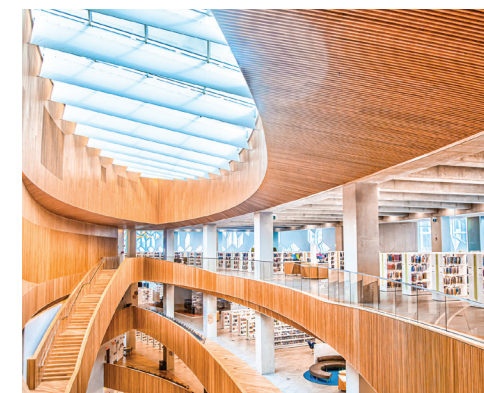
\$5 BILLION IN
NEW **TRANSIT
INVESTMENT**



HOME TO THE
MOST EXTENSIVE
**OUTDOOR
PATHWAY AND
URBAN BIKE
NETWORK** IN
NORTH AMERICA



AMONG THE EASIEST
COMMUTES AND
**LOWEST TRAFFIC
CONGESTION**
OF MAJOR CITIES IN
CANADA





GRAYWOOD
AN INTELLIGENT MOVE

REGISTER AT
FirststandPark.ca



250 Lawrence, Toronto



Ritz Carlton Hotel & Residences, Toronto



The Theodore, Calgary



Five St. Joseph, Toronto



The Goode, Toronto



JAC Condos, Toronto



Wonder Condos & Lofts, Toronto



Peter & Adelaide, 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 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.

