

Graywood Offers Calgary's Best *Investment Opportunities*

KENSINGTON, CALGARY = KING WEST, TORONTO



SURROUNDED
BY OVER
270+ URBAN
AMENITIES



KENSINGTON'S BEST ADDRESS AT FANTASTIC PRICING

from the mid **\$400s**

Location:

1107 Gladstone Road NW
Corner of 10th Avenue & Gladstone Road NW

Storeys:

10

Suites:

117 Suites Starting at 508 sq ft

Suite Types:

Jr. One Bedroom, 1B, 1B+D, 2B, 2B+D & 3B

Occupancy:

Q3 2022

Private Outdoor Living – Nearly every home includes private balcony or terrace

Parking Available:

\$40,000 + GST

Est. Condo Fees:

\$0.46/sq ft

Architects:

IBI Architects

Interior Designers:

Connie Young Design

Sales Agency:

Graywood's In-House
Calgary Sales Team

Lawyer:

DBH Law

An Investor's Dream:

PRE-CONSTRUCTION CONDOS IN CALGARY'S
ULTIMATE INNER-CITY LOCATION

- ✓ Cash flow-positive suites
- ✓ \$0 land transfer tax, \$0 development charges
- ✓ No levies, interim occupancy fees or rental increase cap
- ✓ No HST: 5% GST only
- ✓ No foreign buyers' tax
- ✓ Very low closing costs (approx. \$2,000)
- ✓ Completion scheduled for late 2022

Calgary's Most Walkable Neighbourhood

100 WALK SCORE • 99 BIKE SCORE
100 TRANSIT SCORE

1
MIN WALK
to NEAREST
COFFEE SHOP

3
MIN WALK
to NEAREST GYM
& YOGA STUDIO

1
MIN WALK
to GROCERY STORE
& ORGANIC MARKET

3
MIN WALK
to 22-ACRE
RILEY PARK

2
MIN WALK
to SUNNYSIDE
LRT STATION

10
MIN WALK
to DOWNTOWN
FINANCIAL DISTRICT

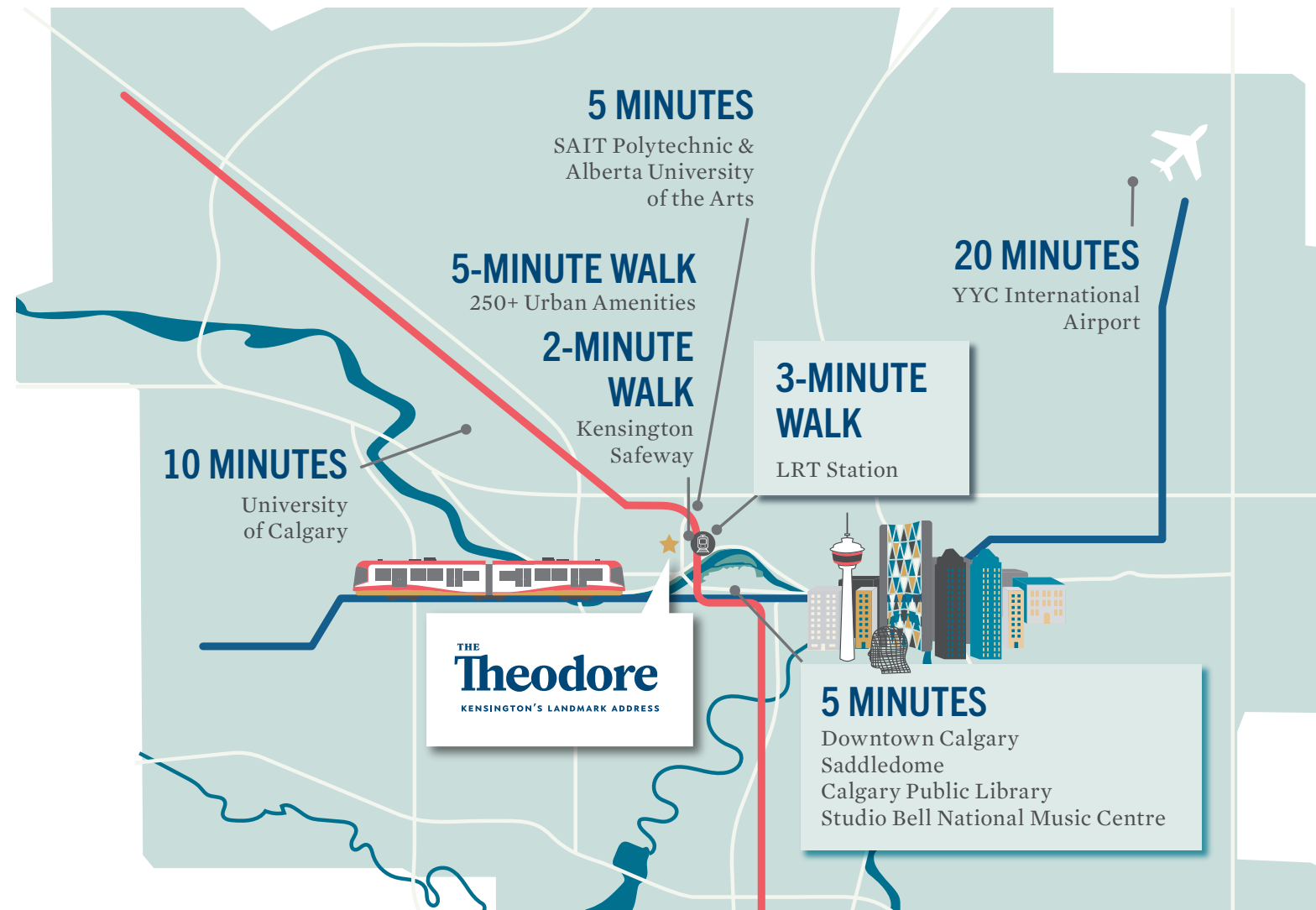
The Developer Name You Trust

Graywood Developments is a Toronto-based private investment management company specializing in real estate of exceptional quality. With over 35 years of experience, Graywood has a keen eye on how and where people want to live. Graywood's most recent communities include 250 Lawrence, JAC Condos, Wonder Condos, Peter and Adelaide, Scout Condos and Fish Creek Exchange in Calgary.



The Theodore is Exactly Where Calgary Renters Want to Be

There is simply no better Kensington location. Steps from iconic Riley Park, grocery stores, gyms, cafes, the LRT, plus convenient connections to downtown, the Bow River pathways and more – Theodore brings it all home in style.



UNMATCHED URBAN CONNECTIVITY

With a perfect location adjacent to Calgary's downtown and convenient access to points beyond, The Theodore offers more with more within reach.

2
MINUTE

WALK TO SUNNYSIDE LRT STATION



A short commute by LRT:

1 STOP

— to —
DOWNTOWN CORE/
FINANCIAL DISTRICT

1 STOP

— to —
SAIT AND ALBERTA
UNIVERSITY OF THE ARTS

1 STOP

— to —
UNIVERSITY OF CALGARY'S
DOWNTOWN CAMPUS

3 STOPS

— to —
TO UNIVERSITY OF
CALGARY'S MAIN CAMPUS

Easy access to:

MAJOR ROADWAYS
Memorial Drive and Crowchild Trail

—
BANFF, LAKE LOUISE & MOUNTAIN PARKS
via 16th Avenue/TransCanada Highway



The Smart Money is on Calgary

NORTH AMERICA'S #1 MOST LIVABLE CITY, AS RANKED BY THE ECONOMIST

Invest in the Canadian real estate market set to boom:

- ✓ A resilient and diversifying economy makes Calgary a Top Tech Market in Canada*
- ✓ The highest median total income of major Canadian cities**
- ✓ Low tax regime, no provincial sales tax, no payroll tax

* Source: CBRE Scoring Canadian Tech Talent 2017

** Source: Calgary Economic Development Fact Sheet, 2017