

THE Theodore

KENSINGTON'S LANDMARK ADDRESS



GRAYWOOD
AN INTELLIGENT MOVE

Exclusive Program - The Theodore in Kensington.

Act Fast... Theodore is 77% SOLD OUT

EXCLUSIVE HOT LIST

Updated April 22, 2022

SUITE NUMBER	MODEL TYPE	BEDROOMS	BATHS	FLEX/DEN	SQ. FT.	VIEW	PRICE (EXCLUSIVE OF GST)
403	F3	2	2	1	1,172	NW	\$746,900
703	F3	2	2	1	1,172	NW	\$752,900
803	F3	2	2	1	1,172	NW	SOLD
304	G	3	2.5	0	1,284	NE	\$790,900
604	G	3	2.5	0	1,284	NE	\$796,900
904	G	3	2.5	0	1,284	NE	\$802,900

ALL PRICES ARE EXCLUSIVE OF GST

ASK OUR SALES TEAM ABOUT OUR PENTHOUSE SUITES

5% Deposit Structure*

\$5,000 at signing
Topped up to 5% within 10 days
5% Bond Due In 180 Days

10% Deposit Structure

\$5,000 at signing
Topped up to 5% within 10 days
5% Due within 180 days

Parking - \$40,000 + GST

Storage Locker - \$10,000 + GST

Estimated Monthly Condo Fees - \$.46/sqft

(including heat, air conditioning, water, natural gas, landscaping, snow removal, maintenance, management and common insurance)

NEW – 3 Year Rental Guarantee - \$2.85 a Square Foot



**JANUARY 2023 CLOSING
AVAILABLE ON ALL
G -SUITES!!**

October 31st, 2021

Brokers Protected.

5% Deposit available with mandatory bond deposit – see Sales Representative For More Information. 3 year rental guarantee must close summer 2022.

*Condo Fees are approximate. Programs, pricing, dimensions and Incentives are subject to change without notice. E.O.E. *All prices exclusive of GST *Floor and view premiums apply

PLAN

F3

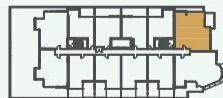
1172 SQ FT

2 BED + DEN

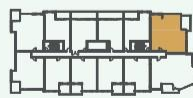
2 BATH

BALCONY

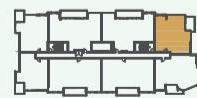
THE
Theodore
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FLOOR 3



FLOORS 4, 5, 6, 7, 8 & 9



FLOOR 10

*Dimensions, specifications, layouts, wall thicknesses and materials are approximate only and are subject to change without notice. Tile patterns may vary, were and if applicable. Window size and location may vary. Actual usable floor space may vary from stated floor area. Balcony and patio areas are approximate and may vary in size floor to floor due to architectural detail. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. See Sales Representative for full details. E. & O. E.

PLAN

G

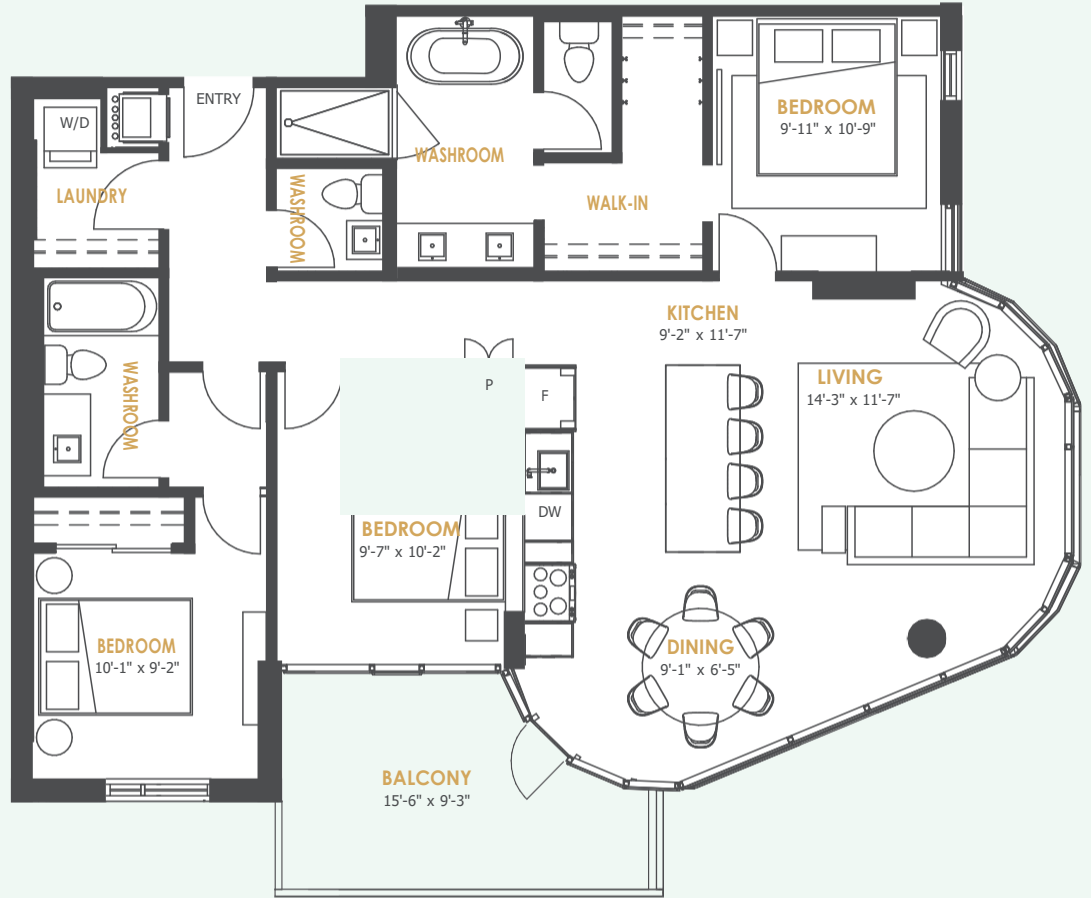
128 4 SQ FT

3 BED

2.5 BATH

BALCONY

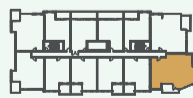
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Balcony sizes larger on floor 3.



FLOOR 3



FLOORS 4, 5, 6, 7, 8 & 9



FLOOR 10



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Due to the architectural detailing of the building, this G Plan will include a pane of coloured vision-panel glass located within the window treatment of the suite. This glass treatment may result in a coloured reflection inside the suite. Please speak with our sales representative for full details and to see a sample of the glass.

PLAN

H

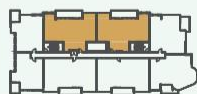
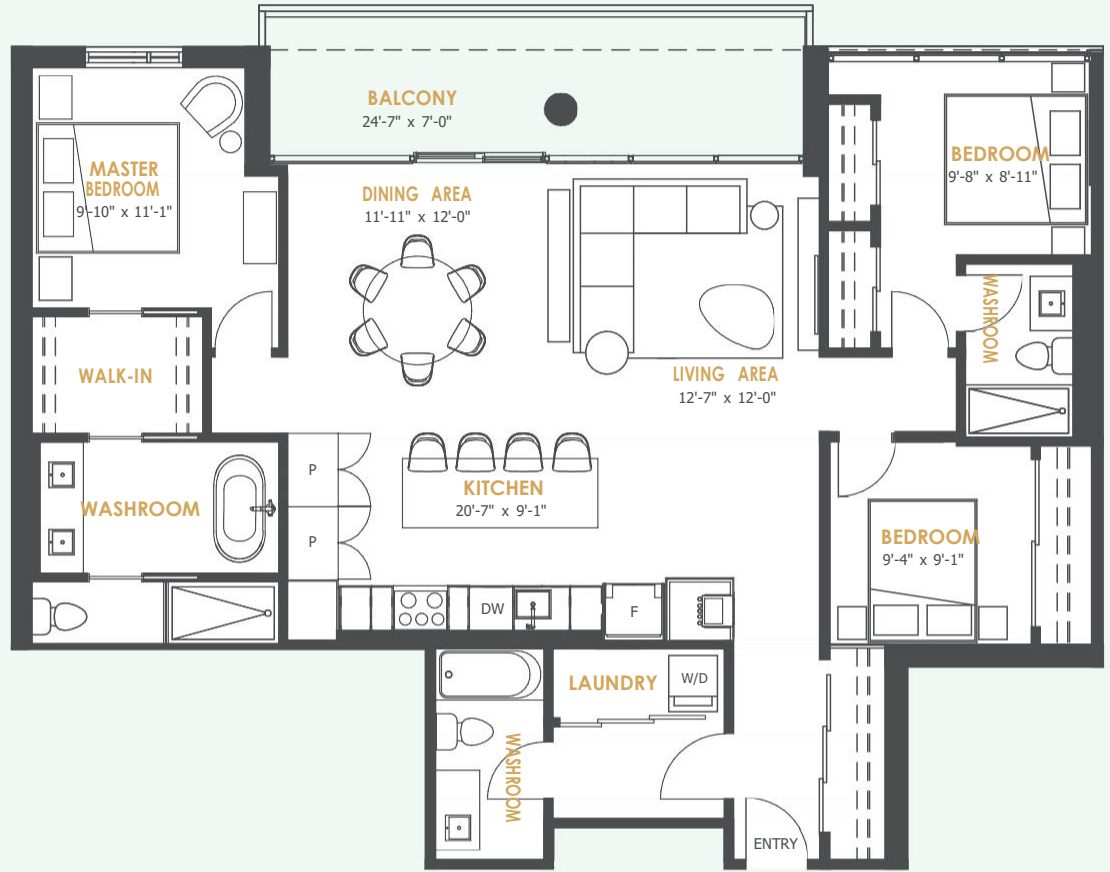
1436 -1456 SQ FT

3 BED

3 BATH

BALCONY

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FLO OR 10

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PLAN

I

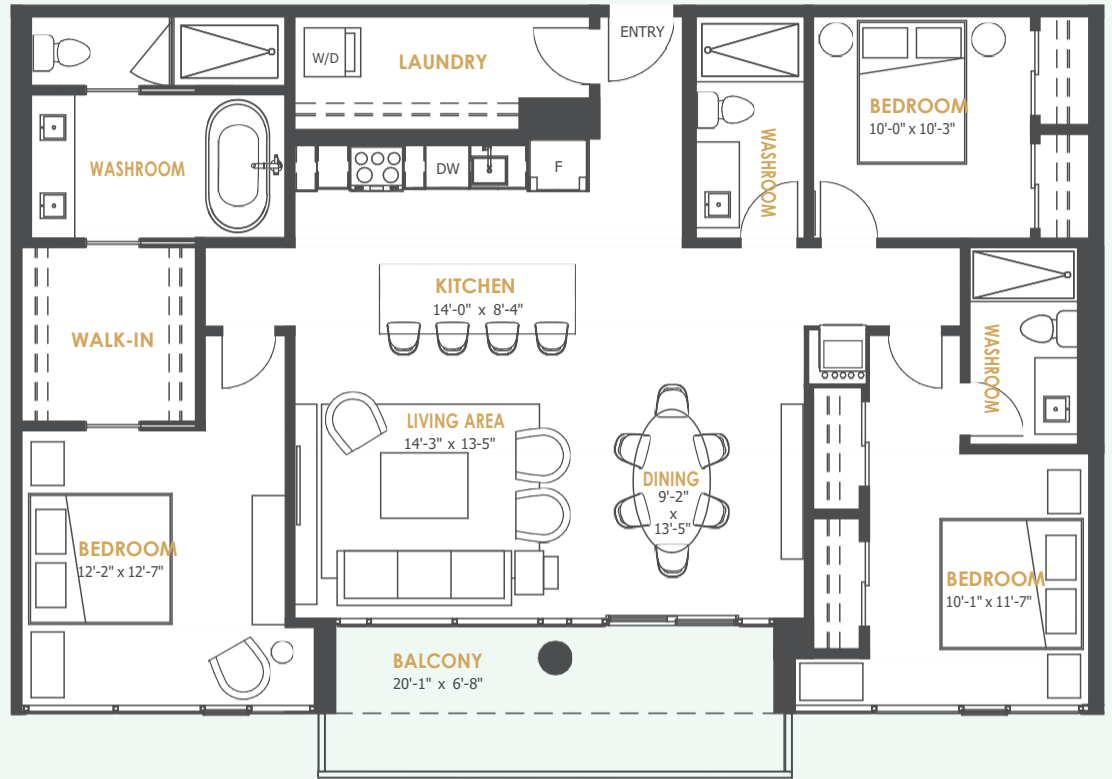
1519 SQ FT

3 BED

3 BATH

BALCONY

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FLOOR 10

Graywood's Guide To Purchasing In Calgary

We understand the process of purchasing property in another province can be daunting. We've put together this simple guide to help make the process and easy as possible.

If you have any questions, please don't hesitate to reach out to us – we're here to help you every step of the way.

DEPOSITS

We require a 5% deposit with mandatory Bond Approval (our regular deposit is 10%).

The Bond Deposit is available through Travelers Insurance, and essentially once you are approved, the balance of your deposit is deferred until completion. You will need to apply for the program through Travelers Insurance (our sales representatives can provide you with an application) and they will approve your application based on income, assets and a credit check.

One approved, there is an application fee of \$100 and a one-time premium of 4% of the amount of the bond.

ASSIGNMENTS

Yes, assignments are allowed and for a limited time only, we'll waive the 2% administration fee! The purchaser will be liable for any legal costs associated with the assignment.

CLOSING COSTS

Closing costs are much lower in Alberta than other provinces. We do not have levies, development charges, property transfer tax or pre-occupation fees totalling around \$30,000.

Closing costs in Alberta are minimal, and include things such as legal fees, adjustments, title and mortgage registration fees bringing the total cost to under \$1,500.

We do not have Vacancy Tax, Foreign Buyer Tax or Speculation Tax.

YOU ONLY PAY 5% GST IN ALBERTA

No PST or HST!

In Alberta, you only pay 5% GST on the purchase price at final closing, and typically the GST is rolled into your mortgage.

You may also qualify for a rebate of up to 36% of the GST (to a maximum of \$6,300). If the purchase price is \$350,000 or less, you qualify for a rebate of 36%. If the purchase price is between \$350,001 and \$450,000, the GST Rebate is calculated on a sliding scale between 36% - 0% as the price approaches \$450,000. If the purchase price is \$450,001 and greater, no rebate is applicable.

PROPERTY TAX IN CALGARY

The property tax rate in Calgary is low. In 2019 the rate was 0.006% of the assessed value of your residential home, this is slightly lower than Toronto. The City of Calgary will assess the property value which the roll rate is applied to that value.

ADJUSTMENTS

Adjustments in Alberta are not only simple but low. They cover things such as the property tax and condo fees paid for by the developer. The developer pays the property tax for the whole year and depending on when in the year you take possession, you must reimburse the developer for the months remaining in the year once you've transferred title.

For example; you move in, in July then you would need to pay for months July through to December. The same goes for the condo fees paid each month. You take possession July 18th, then you would need to pay back the developer for the 12 days remaining in the month.

The developer is responsible for all fees, levies and taxes prior to you taking possession.

LAND TRANSFER TAX

There is no land transfer tax in Alberta. A Simple land registration fee is charged of \$50 plus \$1 for every \$5000 in property value. A property worth \$500,000 pays a registration fee of \$150.00

Have a question that isn't covered off in this guide?

Give us a call – we'd here to help answer any questions you may have!

Reasons to Purchase Your Next Investment at

The Theodore

As **prices rise in the GTA**, the gap between owning an investment property that will be cash positive **increases more and more each day**

Calgary's prices are undervalued and expected to rise as a result, we have lucrative opportunities for the investor who is looking to get into a growing market - **THIS COULD BE YOU**. We have **limited opportunities** remaining for a **limited time**.

The Theodore Calgary's Landmark Address VS. New Launch in Toronto

BENEFITS OF BUYING IN CALGARY VS. TORONTO

	PRICE	PRICE PER SQ. FT.		PRICE	PRICE PER SQ. FT.
1,172 SQ. FT. 2 BEDROOM + DEN	\$742,900	\$634	469 SQ. FT. 1 BEDROOM	APP. \$730,000	\$1,561
1,281 SQ. FT. 3 BEDROOM	\$828,900	\$615	587 SQ. FT. 1 BEDROOM + DEN	APP. \$847,000	\$1,443
1,456 SQ. FT. 3 BEDROOM PENTHOUSE	\$1.3 MILLION	\$866	721 SQ. FT. 2 BEDROOM	APP. \$1.1 MILLION	\$1,412

THE THEODORE **RECENT TORONTO PROJECT**

*Please note that the above prices for Theodore do not include GST.

Markets & Bakeries

- 1 KENSINGTON SAFEWAY
- 2 COBS BREAD
- 3 SUNNYSIDE NATURAL MARKET
- 4 SIDEWALK CITIZEN BAKERY
- 5 HILLHURST SUNNYSIDE FARMERS' MARKET
- 6 PEPPINO GOURMET FOODS
- 7 KENSINGTON WINE MARKET
- 8 CANARY MARKET
- 9 PEASANT CHEESE KENSINGTON
- 10 SHOPPERS DRUG MART

Coffee, Tea & Roasteries

- 1 AGGÜDO COFFEE
- 2 THE ROASTERIE
- 3 VENDOME CAFÉ
- 4 ESPRESSO CAFÉ
- 5 DEVILLE COFFEE
- 6 GOOD TRADE COFFEE CO.
- 7 HIGHER GROUND
- 8 OOLONG TEA HOUSE

Boutique Shopping

- 1 THE BEEHIVE
- 2 NANA O KIMONO
- 3 SUNNYSIDE ART SUPPLIES
- 4 HILLHURST HARDWARE
- 5 GUMMI BOUTIQUE
- 6 PURR PETITE CHILDREN'S BOUTIQUE
- 7 RIDLEY'S CYCLE
- 8 FRESH SKIS
- 9 HOT WAX RECORDS
- 10 JAMES & DICKSON CLOTHIERS
- 11 METRO ELEMENT
- 12 PAGES BOOKS ON KENSINGTON
- 13 THE NEW FOREST PET BOUTIQUE

Convenient Services

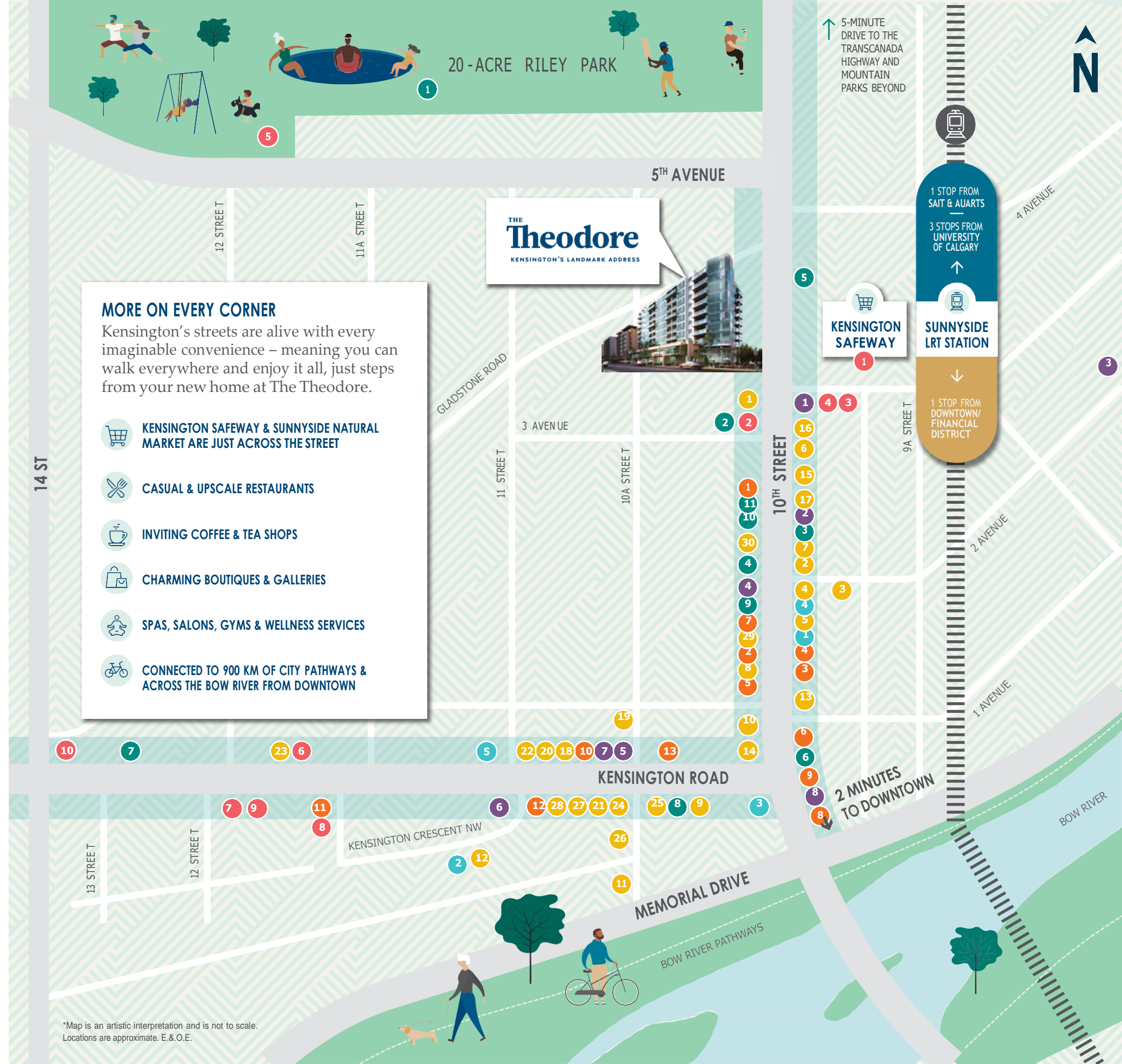
- 1 RBC ROYAL BANK
- 2 MVP MODERN BARBER
- 3 BANK OF MONTREAL
- 4 TD BANK
- 5 SCOTIABANK

Fitness & Wellness

- 1 CRICKET IN RILEY PARK
- 2 FRILLY LILLY BEAUTY BOUTIQUE
- 3 10TH STREET BOXING
- 4 ORANGETHEORY FITNESS
- 5 INNER BALANCE SPA
- 6 SKOAH KENSINGTON DAY SPA
- 7 YOGA AND BEYOND
- 8 YYC CYCLE SPIN STUDIO
- 9 MYO LAB HEALTH & WELLNESS
- 10 VICTORIA NAILS & SPA
- 11 URBAN SHAVE BARBER SHOP

Casual & Upscale Dining

- 1 FRESHII
- 2 SCUBA JAY'S BAR
- 3 PIE JUNKIE
- 4 RED'S DINER
- 5 TUK TUK THAI
- 6 FLIPP'N BURGERS
- 7 TENSHI SUSHI
- 8 THE BIG CHEESE POUTINERIE
- 9 CRAVE COOKIES & CUPCAKES
- 10 OSTERIA CHEF'S TABLE
- 11 OXBOW
- 12 PULCINELLA RISTORANTE & ITALIAN MARKET
- 13 INDIE COUNTERCULTURE
- 14 FUSION SUSHI & THAI KENSINGTON
- 15 WOW CHICKEN
- 16 YUMMI Q DESSERTS
- 17 KIM'S KATSU
- 18 HAYDEN BLOCK SMOKE & WHISKEY
- 19 KENSINGTON PUB
- 20 BLANCO CANTINA
- 21 CONTAINER BAR
- 22 HEXAGON BOARD GAME CAFÉ
- 23 SHIJO SUSHI
- 24 VINE STYLES
- 25 PB AND J YC
- 26 MODERN STEAK KENSINGTON
- 27 WINEBAR KENSINGTON
- 28 EATCROW SNACK BAR
- 29 IKEMEN RAMEN BAR
- 30 REGAL CAT CAFE



MORE ON EVERY CORNER

Kensington's streets are alive with every imaginable convenience – meaning you can walk everywhere and enjoy it all, just steps from your new home at The Theodore.

- KENSINGTON SAFEWAY & SUNNYSIDE NATURAL MARKET ARE JUST ACROSS THE STREET
- CASUAL & UPSCALE RESTAURANTS
- INVITING COFFEE & TEA SHOPS
- CHARMING BOUTIQUES & GALLERIES
- SPAS, SALONS, GYMS & WELLNESS SERVICES
- CONNECTED TO 900 KM OF CITY PATHWAYS & ACROSS THE BOW RIVER FROM DOWNTOWN

*Map is an artistic interpretation and is not to scale. Locations are approximate. E.&O.E.