



**GRAYWOOD**  
AN INTELLIGENT MOVE



# METROSIDE 3

**AT FISH CREEK EXCHANGE**

## A BUILDER WHO'S ON YOUR SIDE.



JAC CONDOS, TORONTO



THE THEODORE, CALGARY



CENTRICITY CONDOS, TORONTO



FIRST & PARK, CALGARY



RITZ CARLTON HOTEL & RESIDENCES, TORONTO



WONDER CONDOS & LOFTS, TORONTO



250 LAWRENCE, TORONTO



PETER & ADELAIDE, 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 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.

### 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.



# Why Calgary?

- Lower cost of living
- New job opportunities
- An hour to the Rocky Mountains
- Chinooks and Plenty of Sunshine
- Good food and entertainment
- Easy access
  
- **Ranked #1** most livable city in North America
- **Ranked #3** most livable city in the world

Income goes up, taxes goes down  
& overall cost of living is less

You can live a more affordable life and have a bit more to explore

[www.albertaiscalling.ca](http://www.albertaiscalling.ca)





# Calgary Is Pro-Investment

Calgary is Landlord heaven and favors the  
Landlord & Investor

**LOW** taxes and **NO** rent control!

**No** automatic lease renewals

**No** pets is enforceable

**Damage** deposits allowed

**Eviction** Process is fast

## PLUS

**\$0** Property Transfer Tax

**\$0** Development Charges

**\$0** Vacancy Tax

**Only 5% GST – NO HST**

## TYPICAL CLOSING COSTS

Closing costs in Calgary are considerably lower than in Toronto or Vancouver. Here, we've calculated the closing costs based on a purchase price of \$400,000:

	Approx. Cost	Notes
Lawyer	\$1,200	We will provide you with a few lawyers who offer preferred rates closer to closing
Appraisal Fees	\$300	Varies depending on the mortgage lender
Land Title Transfer Registration	\$130	Calculated at \$50 + \$1 for every \$5,000
Mortgage Registration	\$130	Calculated at \$50 + \$1 for every \$5,000
Disbursements	Varies	Based on date of final closing
<b>TOTAL</b>	<b>\$1,760</b>	

All prices are exclusive of GST – BUT, they can be rolled into your mortgage and you may qualify for a partial rebate!

[Encore GST Rebate Calculator](#)



# RENTAL MARKET IS STRONGER THAN EVER

- Landlords hold all the rights & no rental caps!
- Rental rates up 30% in the last 12 months
- Vacancy has dropped to 2.7%, the lowest level for the city since 2014.

## 2023: The year of the condo?

*Calgary apartment condominiums poised to see strong year as affordability becomes market driver.*

- Condo sales were **up 65% in 2022** and another strong year is expected in 2023 due to buyer demand
- Calgary **condo market is possibly the strongest real estate sub-segment** in Canada right now
- Other provinces are seeing a marked decline in their housing market prices; however, Alberta's market is on the rise **with prices increasing by 9%** so far in 2023



# Alberta's population growth shattered records in 2022 & it's not slowing down



- In 2022, Alberta's population increased by over 119,000
- Alberta leads the nation in interprovincial migration at 19,285 in 2022
- In 2022, nearly 10,000 more people moved to Alberta than any other part of Canada shattering population growth records. In Q1, the population **grew by over 45,000** alone



# Alberta is poised for huge growth

There are many factors that are positioning Alberta for growth over the next few years, and there has never been a better time to invest in Calgary! Some of these factors include:



ALBERTA HAS THE  
LOWEST NET  
FINANCIAL  
DEBT IN CANADA



THE TECH SECTOR IS  
TAKING OFF, ALBERTA IS  
HOME TO OVER 3,000  
TECH COMPANIES  
A 233% INCREASE SINCE  
2012



ALBERTA HAS THE  
HIGHEST RATE  
OF LABOUR  
MARKET  
GROWTH  
ACROSS CANADA IN THE  
NEXT 10 YEARS AT 28.4%



LOWEST  
CORPORATE  
TAX RATE IN  
CANADA BY OVER 50%

# EXCHANGE

# FISH CREEK EXCHANGE



**FISH CREEK EXCHANGE**  
CONDOS & TOWNHOMES  
**SOLD OUT**

**METROSIDE 3**  
AT FISH CREEK EXCHANGE  
NEW RELEASE OF  
CONDOS & TOWNS

**METROSIDE**  
AT FISH CREEK EXCHANGE  
AN INCREDIBLE  
SUCCESS  
SOLD OUT

PRESENTATION CENTRE

**METROSIDE 2**  
AT FISH CREEK EXCHANGE  
85% SOLD

**PARK SOUTH**  
FISH CREEK EXCHANGE  
CONDOS & TOWNHOMES  
FINAL FEW REMAIN

**PHASE 1**

**FISH CREEK EXCHANGE**

**SOLD OUT IN RECORD TIME**

**PHASE 2**

**PARK SOUTH**

Building 1 and 2 – Few units remaining

Already over 95% SOLD OUT

Townhomes – SOLD OUT

**PHASE 3**

**METROSIDE**

Building 1 – SOLD OUT

Building 2 – Over 85% SOLD

Connected to **Transit**

# METROSIDE 3

AT FISH CREEK EXCHANGE

## Unmatched location for Transit & Access

FISH CREEK - LACOMBE LRT **JUST OUTSIDE YOUR DOOR:**

# Live Here, Go Anywhere

**Easy transit connections** make it convenient to get where you're heading, from home to the office, to concerts, date nights, sporting events and more.



© Graywood Developments Ltd. Features, amenities and services are subject to change without notice. E&OE.



# Metroside3 at Fish Creek Exchange

**A master planned multi-family community featuring a wide range of modern condominiums and townhomes, direct access to the LRT and an abundance of great amenities.**

**50 steps** to Canada's 2nd Largest Urban Park – Fish Creek Park and surrounded by parks, pathways and greenspace

**5 minutes walk** to the LRT Station

**20-minute commute** into Downtown Calgary

**8 mins** to St. Mary's University

**5 minutes** to shopping district, and over

**250+ urban amenities**

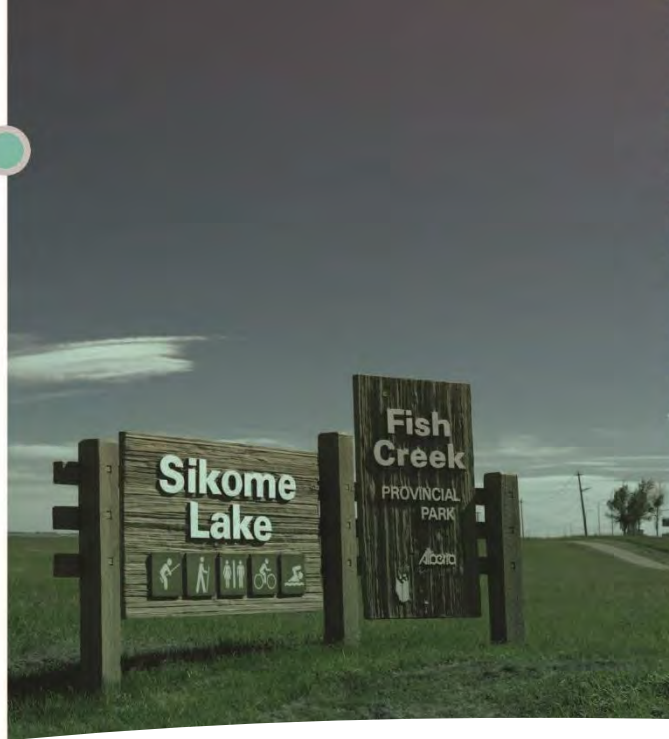
**5 minutes** to Stoney Trail

**1.5 hours** from World Class Mountain Parks & Ski Resorts



**Downtown**  
**20 min ride**

CANADA'S  
2<sup>ND</sup> LARGEST  
URBAN  
PARK



# Fish Creek Provincial Park At Your Doorstep

- **Welcome to your new backyard! One of North America's Largest Urban Parks – 2nd Largest in Canada**
- Over 100 kms of hiking, biking and running trails
- Explore year round – enjoy a summer afternoon at Sikome Lake, test your mountain bike skills at the bike park, strap on the snowshoes in the winter! You can do it all here.

**A PHENOMENAL SUCCESS & 90% SOLD OUT IN TWO WEEKS**



**METROSIDE**

**AT FISH CREEK EXCHANGE | CALGARY**

**SOLD OUT**

**METROSIDE 2**

**AT FISH CREEK EXCHANGE**

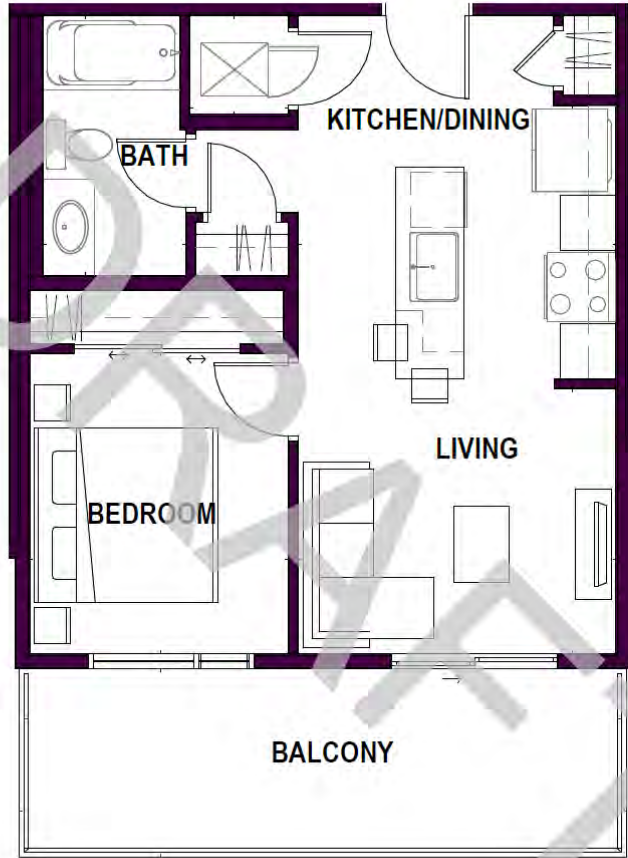
**OVER 85% SOLD**



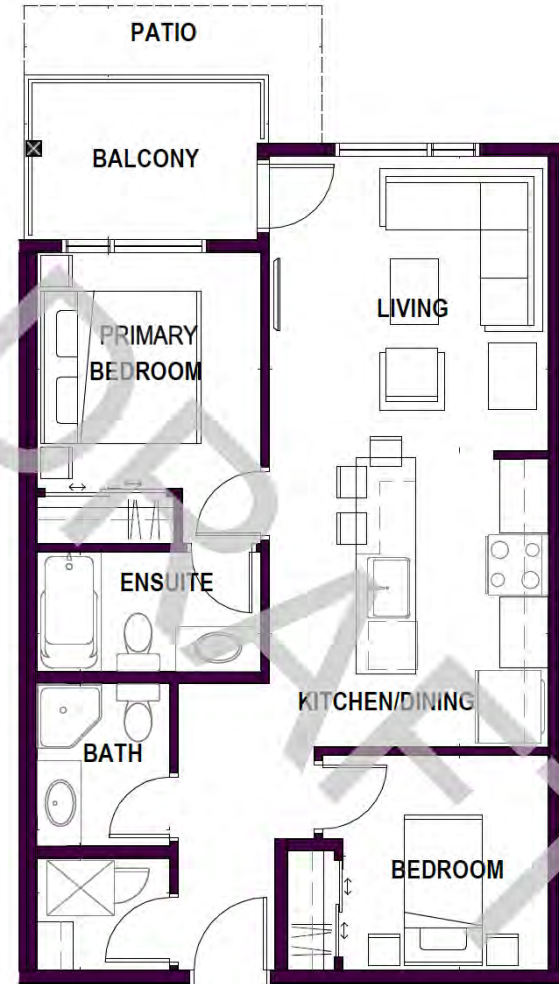
ILLUSTRATIONS ARE ARTIST'S CONCEPT. E. & O. E.

# METROSIDE 3

AT FISH CREEK EXCHANGE



1 BED, 1 BATH



2 BED, 2 BATH



# METROSIDE 3

AT FISH CREEK EXCHANGE

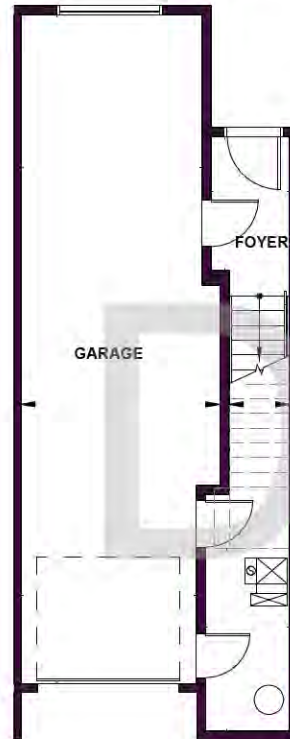


3 BED, 2 BATH

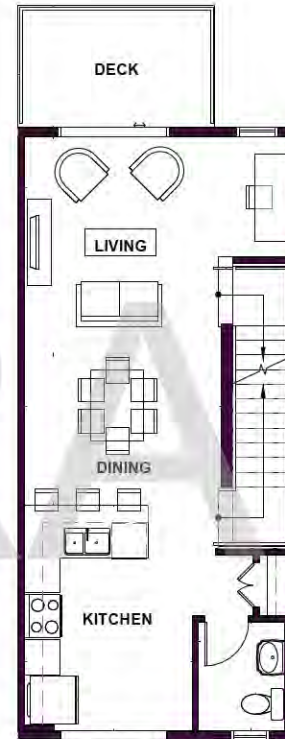
# METROSIDE 3

AT FISH CREEK EXCHANGE

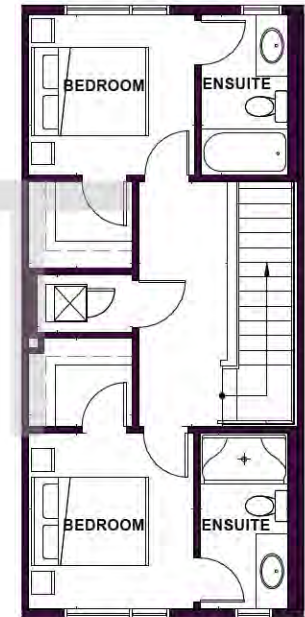
**TOWN HOME**  
**2 BED**  
**2.5 BATH**



LOWER FLOOR PLAN




MAIN FLOOR PLAN



UPPER FLOOR PLAN

# FOR YOUR CLIENTS:

- Only 10% Deposit
- 3 Year Rental Management Program
- NO Land Transfer Tax
- NO Development Charges
- NO Interim Occupancy Fees
- Pay Only 5% Taxes
- PARKING IS INCLUDED



Fish Creek Provincial Park  
50 steps away

• **ALL FROM THE MID \$300's**

Thank you!

