



# METROSIDE

AT FISH CREEK EXCHANGE

Sunny, bright, and full of life.  
A place hugged by nature,  
infused with community spirit,  
and connected to all the things  
that make a life happy.





## Whimsical, naturally wild, and wonderfully connected!

There is something really special about a place that brings together all the best things in life to define the ideal location and an inspiring way of living. A place people thrive in.

Located in Shawnee Park, just a little southwest of the bustling metropolis of downtown Calgary is Fish Creek Exchange – the city’s most popular and successful master-planned community. A gorgeously lush and lively lifestyle destination now celebrating its 3<sup>rd</sup> phase - Metroside condominiums and towns.

Metroside has a lot going for it. It’s a hotspot location. It’s got stylish choices to live in. It’s surrounded by amazing nature. It’s got handy shops and amenities. It’s easily connected to downtown and it’s a complete, picture-perfect community to call home.

Simply said... It’s the Metroside of life.

FROM  
*all sides,*  
THIS IS  
IDEAL LIVING



Live, work, play,  
explore, relax, and  
make new friends!

They don't call it master-planned for nothing! Thoughtfully designed around the concept of a connected community that inspires how you live; Fish Creek Exchange presents the complete lifestyle experience.

Picture a little village in a village, a microcosm of a metropolis, and slice of heaven from a haven of nature with a real sense of community and every convenience all right by your side thanks to this one-of-a-kind location.

Master-  
planned

# WHERE NATURE IS ALWAYS BY *your side*

## Nature lovers unite in a natural wonderland backyard!

A walk in the park is lovely but considering your park is Fish Creek Provincial Park – it's more like the adventure of a lifetime.



# Wonderland



Boat Launch access to the Bow River



Birders delight with over 200 species



Bow Valley Ranche Restaurant & Annie's Café

Imagine, just steps from your door an epic four-season playground stretching 19km from end to end. An urban oasis calling you to earn every wilderness badge you could possibly imagine. Every season invites something new to discover with a bounty of breathtaking landscapes including forests, meadows, wetlands, beaches, and a lake. Hike, bike, walk, snowshoe or cross-country ski along over 100km of paved and natural trails, catching a glimpse of friendly wildlife and birds. There are perfect places to picnic with firepits at Shaw's Meadow or make a splash swimming, fishing, or catching rays on the beach by Sikome Lake. For those who prefer staying closer to the path, the park also has an Environmental Learning Centre and Aquatic Centre, a gourmet restaurant, café, and concession stands.

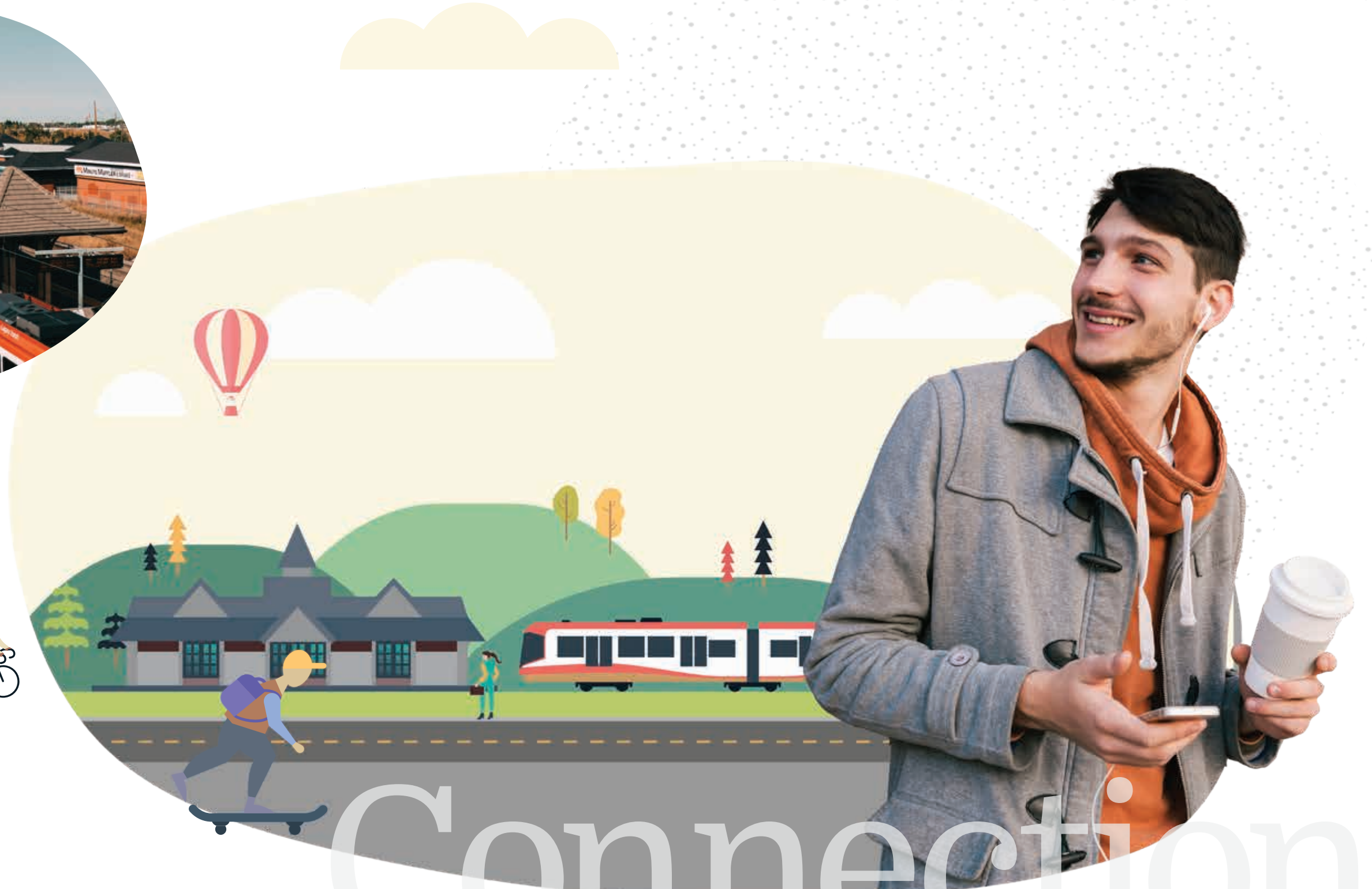
# CONNECT TO THE *smart side* OF THE STREET

A carefree, car-free, connection that gets you where you want to go with ease!

As Calgary's only multi-family, master-planned community with direct access to the LRT, it's time to say so long to traffic jams, finding parking spots, and rushing to get where you're going.

Whether heading downtown for a shopping spree, meeting friends for dinner, catching a concert, or commuting to work - there's nothing quite like a leisurely 5-minute walk to hop on the CTrain to enjoy an effortless ride to anywhere in the city.

Beyond the convenience, this hassle-free connection delivers a quality of travel that saves you time, money, and makes Mother Nature smile.



# Connection



With Fish Creek-Lacombe LRT just 5 minutes away, the question isn't how you'll go, but where.

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

WAKE UP ON THE  
*right side*  
EVERY DAY



Above you,  
below you, inside,  
outside, and all around,  
this is a community  
that inspires a happy,  
healthy lifestyle  
every day.

More than a number of streets and a collection of homes – this is an environment designed with places to play, run freely, make friends, and come together as a multi-family community.

# Community





MIDRISE CONDOMINIUM - BUILDING 5

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O. E.

## Live where the grass is greener.

Having your own piece of wilderness as an extension of your backyard is just the beginning of bringing the inspiration of nature throughout the entire Metroside community.

Designed with a pedestrian-friendly focus, experience a beautifully linked and landscaped neighbourhood that's naturally connected to greenspaces. Enjoy big wide open, grassy areas, ornamental areas with native grasses, plants, and prairie boulders, an inviting integrated plaza space, as well as shared community gardens, BBQ areas, and Bocce ball court that brings everyone out to meet and mingle.

## Come unity.

Home sweet home. So much more than a roof, walls, and floors - here you will find just the right environment and space that inspires every day to be extraordinary days!

Thoughtfully designed to complement a variety of lifestyle needs, from expanding families, downsizers, city dwellers who love nature, and nature lovers working downtown. The modern West Coast-inspired architecture features clean lines, natural materials, large windows, and balconies or decks to keep you connected to the great outdoors.



ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

CONDOMINIUMS - BUILDINGS 6 & 5



ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

TOWNHOMES





ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

## Style just right.

Full lives require space to live fully in! Experience bright, spacious suites that make every day a better day. Contemporary open concept layouts invite a natural cadence, while the latest in fashionable and functional features and finishes complement modern lifestyles. Every touchpoint is carefully considered to create gorgeous environments that celebrate comfort and convenience by effortlessly blending urban style with relaxed natural living.



WISP - STANDARD PACKAGE

ILLUSTRATION IS ARTIST'S CONCEPT. E. & O.E.

DIVERSE CHOICE  
RIGHT BY  
*your side*



Need it, want it, crave it - just get it - from the everyday to extra special days, it's all right here.

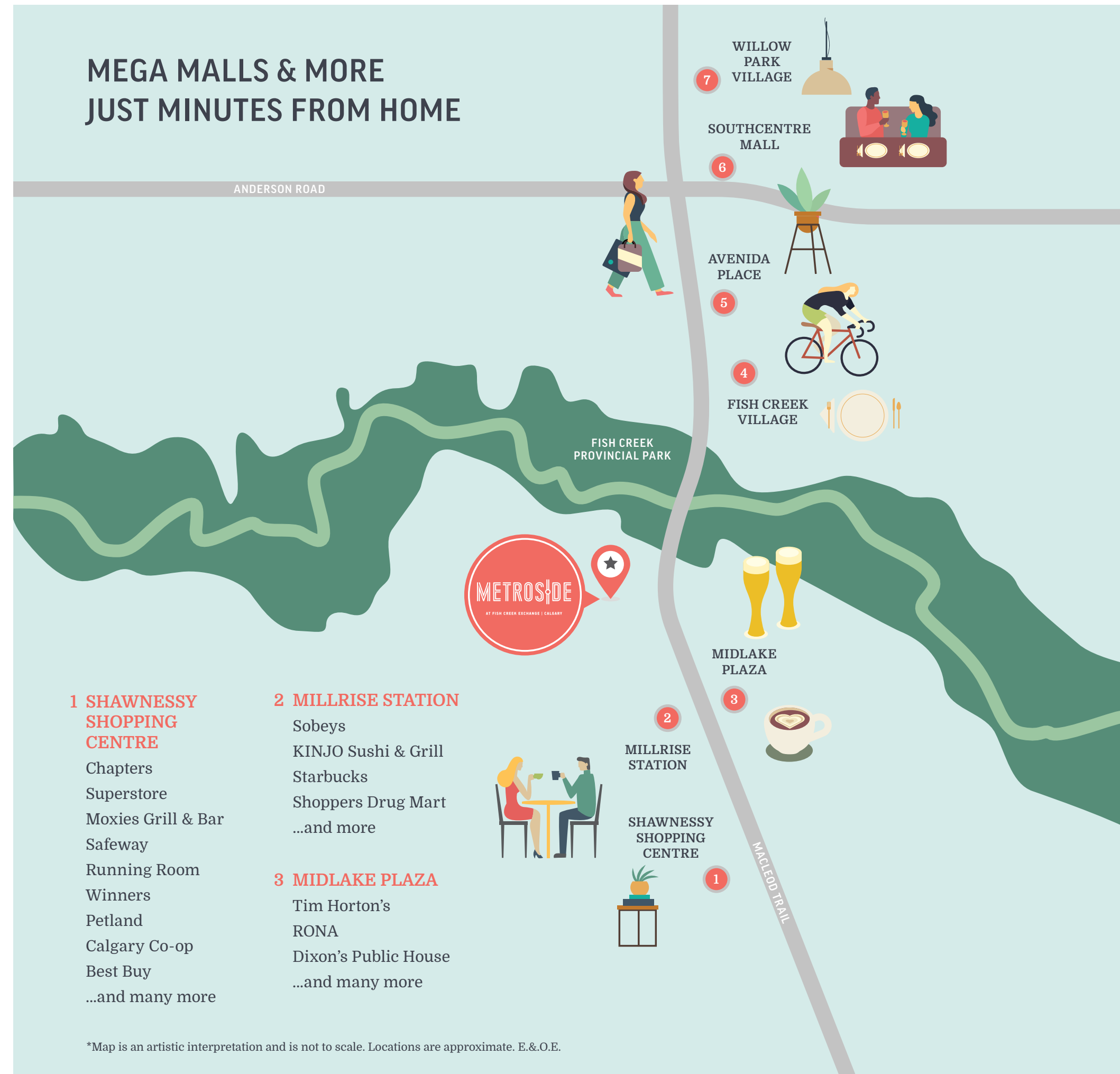
Living in a complete community with access to great shops, markets, restaurants, cafés, and must-have essentials, all just steps away is a whole other level of comfort and convenience.

Walk or bike over to Sobeys for groceries, grab a latte at Starbucks before hitting the gym, or a hot yoga class. Meet up with friends for lunch at Kinjo Sushi, shop the latest fashions and home decor at the mall, then head home, drop everything off, and turn around for a night at the movies or your favourite hotspot restaurant or pub.

Convenience



# MEGA MALLS & MORE JUST MINUTES FROM HOME



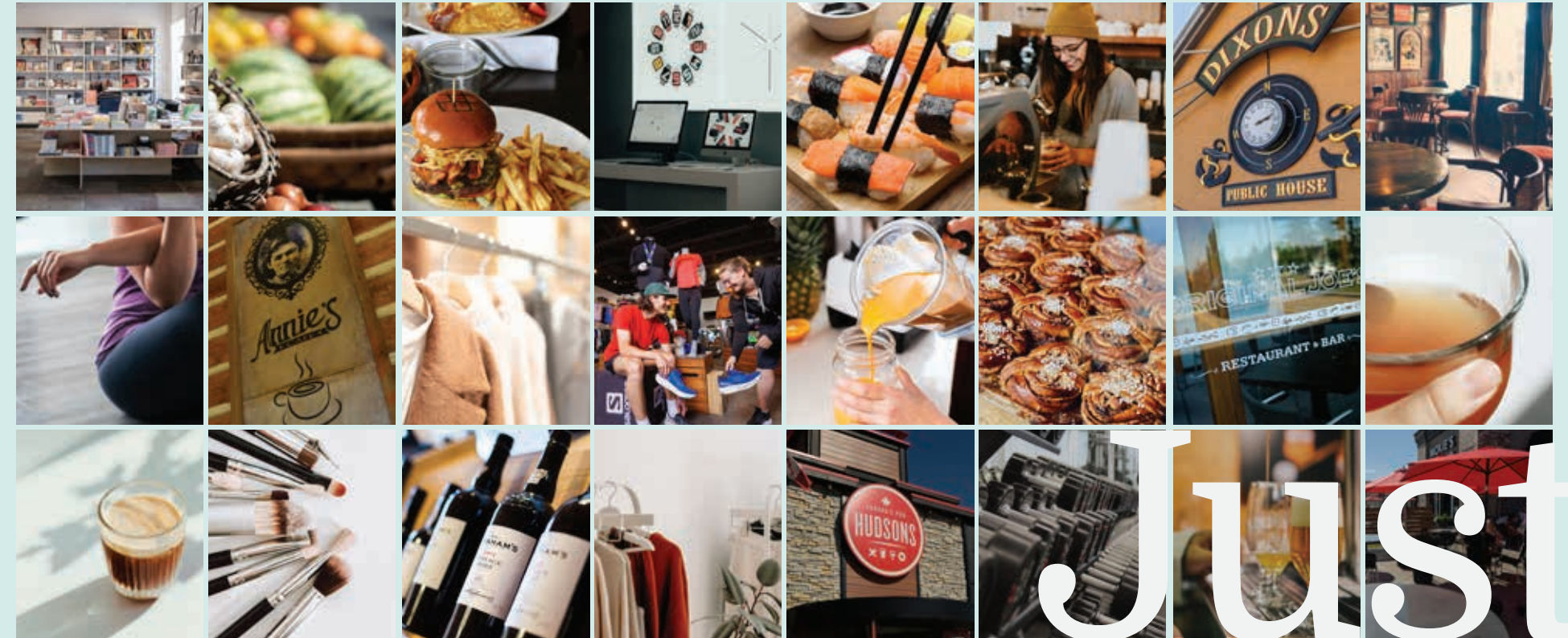
- 1 SHAWNESSY SHOPPING CENTRE**  
Chapters  
Superstore  
Moxies Grill & Bar  
Safeway  
Running Room  
Winners  
Petland  
Calgary Co-op  
Best Buy  
...and many more

- 2 MILLRISE STATION**  
Sobeys  
KINJO Sushi & Grill  
Starbucks  
Shoppers Drug Mart  
...and more
- 3 MIDLAKE PLAZA**  
Tim Horton's  
RONA  
Dixon's Public House  
...and many more

- 4 FISH CREEK VILLAGE**  
GoodLife Fitness  
Calgary Cycle  
Pure Strides Running Store  
...and many more
- 5 AVENIDA PLACE**  
Breathe Hot Yoga  
Original Joe's  
...and many more

- 6 SOUTHCENTRE MALL**  
200+ shops & services  
Crate & Barrel  
Restoration Hardware  
lululemon athletica  
SportChek  
Aritzia  
Saje Natural Wellness  
Sephora  
Milestones  
Analog Coffee  
Cru Juice  
DAVIDsTEA  
...and many more

- 7 WILLOW PARK VILLAGE**  
Booster Juice  
Made Foods  
Crave Cookies & Cupcakes  
Chianti Café  
COBS Bread Bakery  
Willow Park Wines & Spirits  
...and many more



SHOPS | RESTAURANTS | LIFESTYLE

# Just minutes from home

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

# ON THE *plus side* OF LIVING IN CALGARY



## Calgary's claim to fame.

Let's begin with living in a city known for its black gold, the world's best beef, the largest rodeo in the world, 2<sup>nd</sup> largest urban park in Canada, and the 3<sup>rd</sup> best zoo in North America. Add to that just 90 minutes from the Alberta badlands, and Canada's most visited Banff National Park. It only makes perfect sense Calgary is ranked the most livable city in North America and the 3<sup>rd</sup> most livable city in the world.\*

## A city that knows how to celebrate.

Go big and go to Calgary when looking for larger than life adventure, nature, and fun. Cowboy hats off to the "Greatest Outdoor Show on Earth". Raising the roof and kicking up heels for over 100 years, the Calgary Stampede is a 10-day tradition drawing over a million visitors to celebrate the world's largest rodeo with parades, midway, live concerts, agricultural competitions, chuckwagon racing, and the best pancake breakfasts ever.

\* Ranked by the Economist Intelligence Unit (2009-2019)



## Rocky Mountain views, the biggest park ever & CTrain connection, Southwest is the best.

Tucked into nature, yet easily connected to the bustling downtown core by the LRT – this family-friendly district invites an ideal lifestyle balance. Enjoy close proximity to schools, plenty of shopping, great restaurants, and popular attractions like Heritage Park Historical Village, Edworthy Park's Douglas Fir Trail, and Lawrey Gardens, plus everyone's favourite WinSport Arena with ski runs and a tube park.



DISCOVER THE  
*urban side*  
OF TOWN



Big business, sky-high towers, a happening scene & riverside walks – all connected at the Core.

Say hello to limitless opportunities in a booming urban centre with untamed innovative spirit – downtown Calgary is setting the stage as a world-class city developing at bullet speed. With the highest per capita concentration of head offices, small business ventures, and high-tech workers in Canada, plus 6 Business Improvement Areas, and a huge upstart in tech companies, this is where the future of tech is set to take off.



## Now, this is what is called walking in high style!

Built 15 feet above ground, connected to over 100 buildings and 60 suspended bridges, the +15 Skywalk is the largest covered pedestrian network strolling 18km through the downtown core. Here's our top high five spots along the way.

- 1 Shop till you drop at The Core Shopping Mall an epicentre with over 160 upscale retailers, restaurants, and services to tempt every taste.
- 2 Enjoy a little urban oasis at 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.
- 3 For the love of art, Glenbow Museum celebrates a diverse expression of art, film, and cultural collections.
- 4 Look up at The Bow, one of the tallest towers in Canada and among the top 10 architectural projects in the world.
- 5 Get the best of the 360° views of the city skyline, the majestic Rocky Mountains, the foothills, and the prairies up top the 191 metre Calgary Tower.



## More than just a scene to be seen in, check out these must-see landmarks!

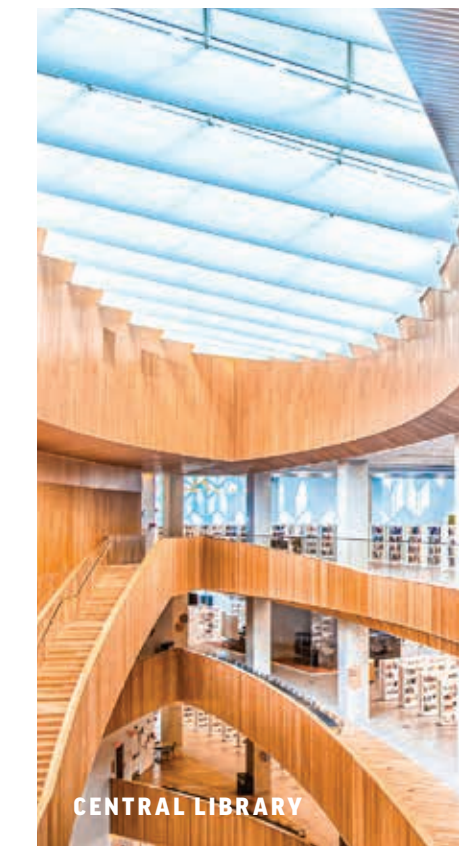
From the historic to hip, and artful to playful, downtown Calgary celebrates diverse culture.

### Calgary City Hall/Central Library

Explore beautiful buildings honouring the treasured history of Calgary's City Hall to the modern wonders of the new Central Library.

### Olympic Plaza

Originally built for the 1988 Winter Olympic medal ceremony, the now-public green space features paved walking paths, sculptures, water fountains, and a wading pool that becomes an outdoor skating rink in the winter.



### Famous 5 Statues/Wonderland Sculpture Contemporary Calgary Art Gallery

Artistic expression is alive and thriving in many shapes and forms. From commemorating five famous women to a 12m high sculpture of a young girl's head and the Contemporary Calgary Art Gallery, embrace your favourite piece.

### Stephen Avenue Walk

This uniquely colourful pedestrian-friendly area features some of Calgary's coolest shopping, restaurants, cafés, and bars all along streets lined with live performances, buskers, artists, and culture galore.

### Bow River, Peace Bridge

Enjoy a fun-filled day by the Bow River walking or cycling the trails, picnicking in the park, or even kayaking and canoeing the river. Step across the iconic red Peace Bridge to visit Eau Clair Park and Prince's Island Park.

# A BUILDER WHO'S ON *your side*

JAC CONDOS  
TORONTO



FIVE ST JOSEPH  
TORONTO



THE THEODORE  
CALGARY



RITZ CARLTON HOTEL  
& RESIDENCES  
TORONTO



WONDER CONDOS & LOFTS  
TORONTO



PETER & ADELAIDE  
TORONTO



250 LAWRENCE  
TORONTO



THE GOODE  
TORONTO



FIRST & PARK  
CALGARY

## An intelligent move.

At Fish Creek Exchange, Graywood Developments is creating more than a collection of homes – this is a community that inspires residents to live happy, healthy, and full lives.

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, First & Park 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.

# METROSIDE

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



[METROSIDE.CA](http://METROSIDE.CA)