



**RIVER VALLEY
CONDOMINIUMS**

PRICING CATALOGUE



Introducing River Valley Condos, a modern low rise ideally positioned in Calgary's northwest corridor. River Valley is the latest from Genco Development Corp and focuses on letting nature shine with views of the Rocky Mountains, Downtown Core, Baker Park, and the Bow River Valley.

With 138 units available, residents can enjoy the ideal balance between city living and the freedom of the outdoors.

The surrounding communities of Scenic Acres and Silver Springs deliver all of the amenities one could ever need and Crowfoot Towne Centre provides a one stop shop for all your shopping and dining needs, plus the Park and Ride LRT.



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LOCATION

All of this is available while Bowness Park and the river are just minutes away. Miles of trails are available in Bowness park right on your doorstep, and an escape to the mountains is right there with easy access to Stoney Trail and the Trans Canada Highway.

Floor plans range from 579 sqft 1 Bedroom and 1 Bath units, to spacious end units with over 1000 sqft and 2 Bedrooms, a Den and 2 Baths. Upgraded finishes packages are also available for those looking to add a custom touch to their home.

The building will feature a Fitness Studio and a guest suite providing the opportunity for friends or family to stay with residents. Other amenities will include a business centre and social area complete with a kitchenette.

Every unit will receive a titled parking stall and an assigned caged storage space. There will also be community bike storage in the parkade plus the option to purchase an additional parking stall if you so choose.



RIVER VALLEY



RIVER VALLEY

BUILDING FEATURES & AMENITIES

Views and natural light are only some of the highlights of River Valley. With a wide range of suite sizes and pricing, purchasers are certain to find a unit to fit their requirements and budget.

BUILDING FEATURES

- Gated/Secured Access
- WIFI in Common Area
- Fully Fenced Property
- Underground Parking
- 2 Elevators for 138 Suites
- Automatic Entry Door with Secure Keyless Access
- Secure Entrances with Video Surveillance
- Fire Sprinklers and Smoke Detectors
- Electric Car Charger

INDOOR AMENITIES & SERVICES

- Fitness Studio
- Professionally Managed
- Guest Suite
- Business Centre
- Amazon Drop Off
- Bike Storage
- Caged Storage
- Social Room with Kitchenette

SUITE FINISHES & FEATURES

Bright and spacious suites with private balconies with amazing views.

GENERAL FEATURES

- 9' Ceilings
- Suite Finishing with High Standards Designed for Comfort and Ease
- Aluminium Frame and Glass Railing Balconies/Patios
- Cable Services and Telephone Outlets in Living Room and Bedroom with Access to High Speed Internet
- Wire Shelving Closets
- Efficient Samsung Stacked Closet Length Washer and Dryer Vented to the Exterior
- Heated and Cooling System with Individual Climate Control Providing Personal Control and Comfort
- LED Pot Lights



SUITE FINISHES & FEATURES

WALLS/CEILINGS

- Ceilings are a Spray Textured Finish
- Smooth Painted Finish in Locations for all Drywall
- Low VOC Paint Used Throughout

FLOORS

- Vinyl Flooring with Acoustic Underlay Throughout all Living Areas

WINDOWS & DOORS

- Double Paned Windows with Roller Shade Covering
- Smooth Panel Doors with Weiser Hardware

KITCHEN

- Melamine or Thermofoil Flat Slab Cabinetry
- Quartz Countertops
- Stainless Steel Sink and Moen Plumbing Fixtures
- Backsplash: SOHO Series Ames Tile, Height from Counter to U/S of Upper Cabinet
- Kitchen Appliances:
 - Samsung Smart Freestanding Electric Range with Oven
 - Samsung Over the Range Microwave
 - Samsung Dishwasher with Integrated Digital Touch Controls
 - 15 cu.ft. Samsung Counter-Depth Refrigerator

BATHROOMS

- Tile Flooring
- Quartz Countertops
- Undermount Nerval Ceramic Sink with Moen Faucet
- Taymor Astral Bathroom Accessories/Hardware
- 2 Rows Tile Above Vanity Countertop and Behind Toilet
- Full Height Veneta Series, Stormio Ames Tile Above Shower Base/Tub, 6" Tile Surrounded
- High Efficiency, Dual Flush, Low Consumption Toilets



UNIT A

1 B E D / 1 B A T H / 5 7 9 S Q F T



STARTING FROM

 <p>UNIT A</p>	<p>\$279,000 - \$339,000</p>
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5 0 U N I T S T O T A L



UNIT A1

1 B E D / 1 B A T H / 6 5 8 S Q F T



STARTING FROM

 <p>UNIT A1</p>	<p>\$334,000</p>
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2 U N I T S T O T A L



UNIT B

1 B E D / 1 B A T H + D E N / 6 6 8 S Q F T



STARTING FROM

 <p>UNIT B</p>	<p>\$342,000 - \$392,000</p>
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3 2 U N I T S T O T A L



UNIT B1

1 BED / 1 BATH + DEN / 731 SQ FT



STARTING FROM

 UNIT B1	\$384,000
	\$414,000

4 UNITS TOTAL



UNIT C

2 B E D / 2 B A T H / 8 4 2 S Q F T



STARTING FROM

 UNIT C	<p>\$385,000 - \$435,000</p>
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2 8 U N I T S T O T A L



RIVER VALLEY

UNIT C1

2 B E D / 2 B A T H / 8 6 7 S Q F T



STARTING FROM

 <p>UNIT C1</p>	<p>\$415,000 - \$425,000</p>
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4 U N I T S T O T A L



RIVER VALLEY

UNIT C2

2 B E D / 2 B A T H / 8 8 0 S Q F T



STARTING FROM

 <p>UNIT C2</p>	<p>\$429,000 - \$439,000</p>
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2 U N I T S T O T A L



UNIT C3

2 B E D / 2 B A T H / 8 8 2 S Q F T



STARTING FROM

 UNIT C3	\$449,000 - \$479,000
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8 U N I T S T O T A L



UNIT D

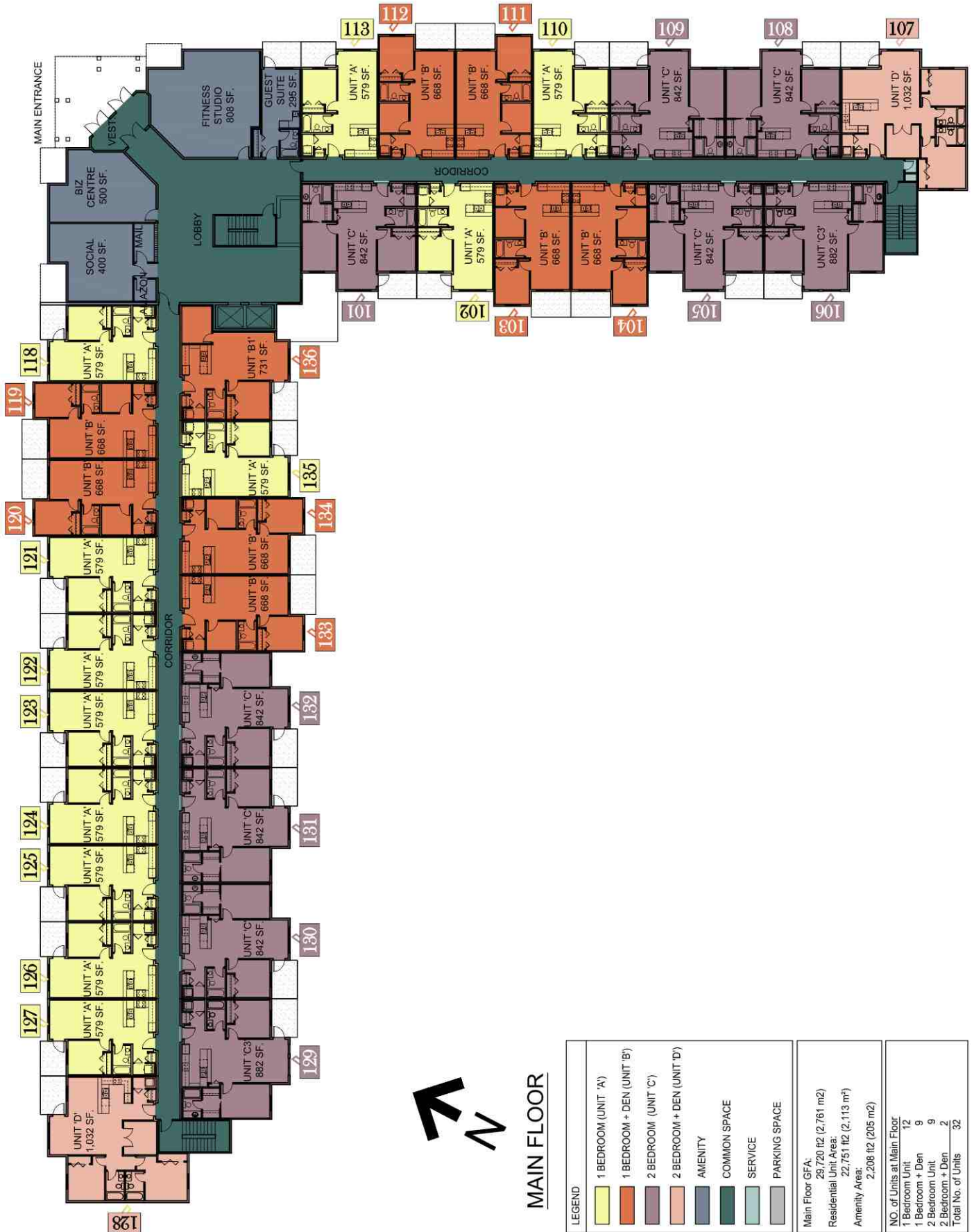
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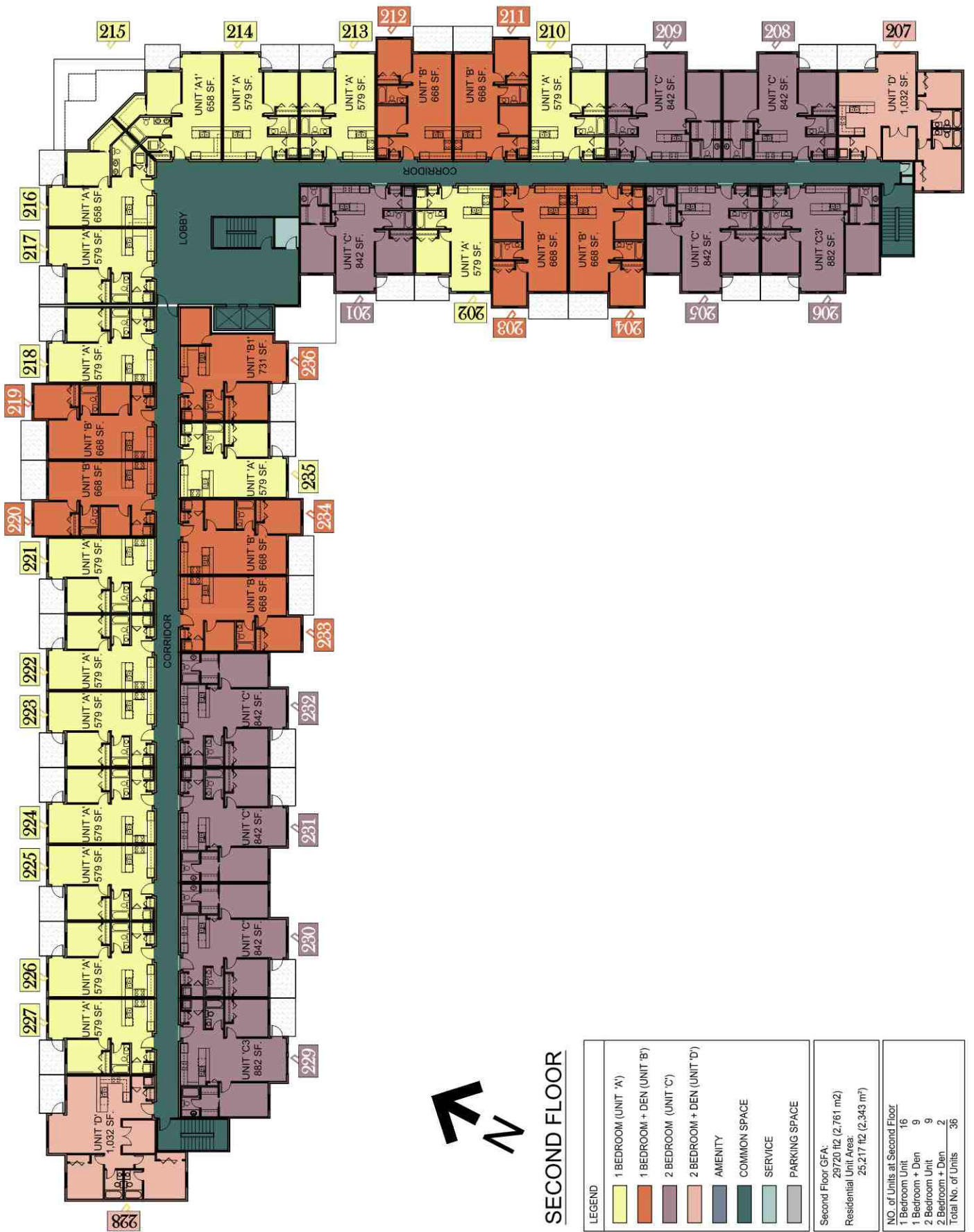


STARTING FROM

 UNIT D	\$469,000 - \$499,000
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8 U N I T S T O T A L





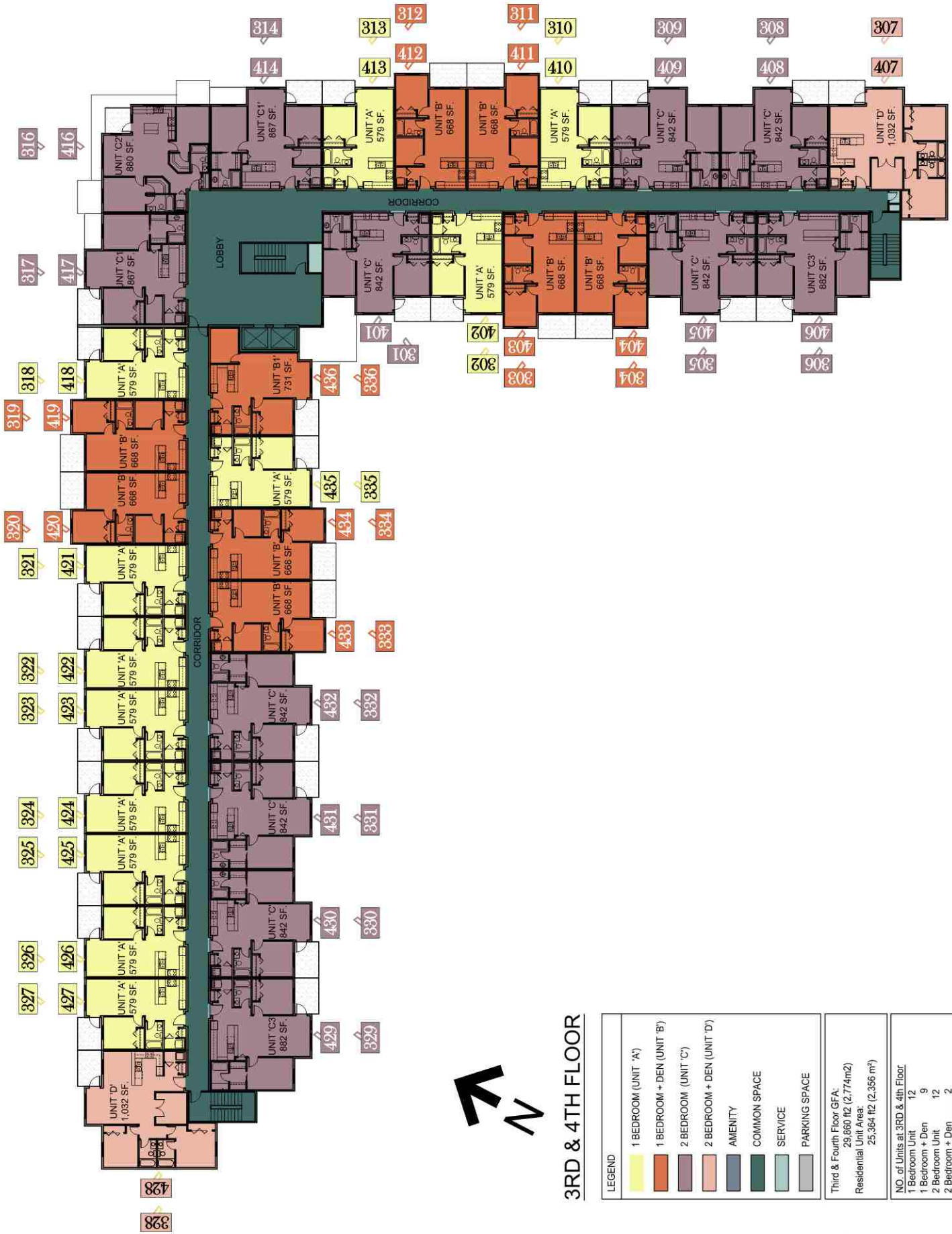
SECOND FLOOR

LEGEND	
[Light Yellow Box]	1 BEDROOM (UNIT 'A')
[Orange Box]	1 BEDROOM + DEN (UNIT 'B')
[Purple Box]	2 BEDROOM (UNIT 'C')
[Light Orange Box]	2 BEDROOM + DEN (UNIT 'D')
[Blue Box]	AMENITY
[Green Box]	COMMON SPACE
[Light Blue Box]	SERVICE
[Grey Box]	PARKING SPACE

Second Floor GFA:	29,720 f ² (2,761 m ²)
Residential Unit Area:	25,217 f ² (2,343 m ²)

NO. of Units at Second Floor	
1 Bedroom Unit	16
1 Bedroom + Den	9
2 Bedroom Unit	9
2 Bedroom + Den	2
Total No. of Units	36





3RD & 4TH FLOOR

LEGEND	
[Yellow Box]	1 BEDROOM (UNIT 'A')
[Orange Box]	1 BEDROOM + DEN (UNIT 'B')
[Purple Box]	2 BEDROOM (UNIT 'C')
[Light Orange Box]	2 BEDROOM + DEN (UNIT 'D')
[Blue Box]	AMENITY
[Green Box]	COMMON SPACE
[Light Green Box]	SERVICE
[Grey Box]	PARKING SPACE

Third & Fourth Floor GFA:	29,860 ft ² (2,774m ²)
Residential Unit Area:	25,364 ft ² (2,356 m ²)

NO. of Units at 3RD & 4th Floor	
1 Bedroom Unit	12
1 Bedroom + Den	9
2 Bedroom Unit	12
2 Bedroom + Den	2
Total No. of Units	35

PRICING SUMMARY

FIRST FLOOR

UNIT #	TYPE	SQFT	PRICE
101	C	842	\$405,000
102	A	579	\$309,000
103	B	668	\$362,000
104	B	668	\$362,000
105	C	842	\$405,000
106	C3	882	\$449,000
107	D	1,032	\$469,000
108	C	842	\$385,000
109	C	842	\$385,000
110	A	579	\$279,000
111	B	668	\$342,000
112	B	668	\$342,000
113	A	579	\$279,000
118	A	579	\$279,000
119	B	668	\$342,000
120	B	668	\$342,000
121	A	579	\$279,000
122	A	579	\$279,000
123	A	579	\$279,000
124	A	579	\$279,000
125	A	579	\$279,000
126	A	579	\$279,000
127	A	579	\$279,000
128	D	1,032	\$469,000
129	C3	882	\$449,000
130	C	842	\$405,000
131	C	842	\$405,000
132	C	842	\$405,000
133	B	668	\$362,000
134	B	668	\$362,000
135	A	579	\$309,000
136	B1	731	\$384,000

SECOND FLOOR

UNIT #	TYPE	SQFT	PRICE
201	C	842	\$415,000
202	A	579	\$319,000
203	B	668	\$372,000
204	B	668	\$372,000
205	C	842	\$415,000
206	C3	882	\$459,000
207	D	1,032	\$479,000
208	C	842	\$395,000
209	C	842	\$395,000
210	A	579	\$299,000
211	B	668	\$352,000
212	B	668	\$352,000
213	A	579	\$299,000
214	A	579	\$299,000
215	A1	658	\$334,000
216	A1	658	\$334,000
217	A	579	\$299,000
218	A	579	\$299,000
219	B	668	\$352,000
220	B	668	\$352,000
221	A	579	\$299,000
222	A	579	\$299,000
223	A	579	\$299,000
224	A	579	\$299,000
225	A	579	\$299,000
226	A	579	\$299,000
227	A	579	\$299,000
228	D	1,032	\$479,000
229	C3	882	\$459,000
230	C	842	\$415,000
231	C	842	\$415,000
232	C	842	\$415,000
233	B	668	\$372,000
234	B	668	\$372,000
235	A	579	\$319,000
236	B1	731	\$394,000

* All pricing includes GST

** Condo fees are approximately \$0.38/ft

Subject to change

PRICING SUMMARY

THIRD FLOOR

UNIT #	TYPE	SQFT	PRICE
301	C	842	\$425,000
302	A	579	\$329,000
303	B	668	\$382,000
304	B	668	\$382,000
305	C	842	\$425,000
306	C3	882	\$469,000
307	D	1,032	\$489,000
308	C	842	\$405,000
309	C	842	\$405,000
310	A	579	\$309,000
311	B	668	\$362,000
312	B	668	\$362,000
313	A	579	\$309,000
314	C1	867	\$415,000
316	C2	880	\$429,000
317	C1	867	\$415,000
318	A	579	\$309,000
319	B	668	\$362,000
320	B	668	\$362,000
321	A	579	\$329,000
322	A	579	\$309,000
323	A	579	\$309,000
324	A	579	\$309,000
325	A	579	\$309,000
326	A	579	\$309,000
327	A	579	\$309,000
328	D	1,032	\$489,000
329	C3	882	\$469,000
330	C	842	\$425,000
331	C	842	\$425,000
332	C	842	\$425,000
333	B	668	\$382,000
334	B	668	\$382,000
335	A	579	\$329,000
336	B1	731	\$404,000

FOURTH FLOOR

UNIT #	TYPE	SQFT	PRICE
401	C	842	\$435,000
402	A	579	\$339,000
403	B	668	\$392,000
404	B	668	\$392,000
405	C	842	\$435,000
406	C3	882	\$479,000
407	D	1,032	\$499,000
408	C	842	\$415,000
409	C	842	\$415,000
410	A	579	\$319,000
411	B	668	\$372,000
412	B	668	\$372,000
413	A	579	\$319,000
414	C1	867	\$425,000
416	C2	880	\$439,000
417	C1	867	\$425,000
418	A	579	\$319,000
419	B	668	\$372,000
420	B	668	\$372,000
421	A	579	\$319,000
422	A	579	\$319,000
423	A	579	\$319,000
424	A	579	\$319,000
425	A	579	\$319,000
426	A	579	\$319,000
427	A	579	\$319,000
428	D	1,032	\$499,000
429	C3	882	\$479,000
430	C	842	\$435,000
431	C	842	\$435,000
432	C	842	\$435,000
433	B	668	\$392,000
434	B	668	\$392,000
435	A	579	\$339,000
436	B1	731	\$414,000



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