

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

THE RESIDENCES AT
TELUS SKY



LIMITED TIME OFFER

Receive up to 6 months half rent



- \$2390 • 1 bd • 1 ba Immediate
- \$2400 • 1 bd • 1 ba Immediate
- \$2480 • 1 bd • 1 ba Immediate
- \$2730 • 1 bd • 1 ba Immediate
- \$3040 • 1 bd • 1 ba Immediate
- \$3185 • 2 bd • 1 ba Immediate
- \$3450 • 2 bd • 1 ba Immediate
- \$4750 • 2 bd • 2 ba Immediate
- \$2110 • Studio • 1 ba Immediate
- \$2175 • Studio • 1 ba Immediate



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

1 Bedroom Apartment with Den

FOR RENT | TELUS SKY

\$2,730 • Deposit \$2730 • 1 Bath • 818 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 4203

Unit 4203 - 1 Bedroom Plus Den

1 Bedroom Apartment

\$2,390 • Deposit \$2390 • 1 Bath • 674 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 3709

Unit 3709 - 1 Bedroom

\$2,400 • Deposit \$2400 • 1 Bath • 581 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 5806

Unit 5806 - 1 Bedroom

\$2,480 • Deposit \$2480 • 1 Bath • 698 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 4102

Unit 4102 - 1 Bedroom

\$3,040 • Deposit \$3040 • 1 Bath • 772 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 5506

Unit 5506 - 1 Bedroom



DEVELOPER COMPETITION



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FOR RENT | TELUS SKY

Studio

\$2,110 • Deposit \$2110 • 1 Bath • 633 ft² • Unfurnished • Long Term •

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 3907

Unit 3907 - Studio

\$2,175 • Deposit \$2175 • 1 Bath • 557 ft² • Unfurnished • Long Term •

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 5306

Unit 5306 - Studio

2 Bedrooms Apartment

\$3,185 • Deposit \$3185 • 1 Bath • 909 ft² • Unfurnished • Long Term •

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 4910

Unit 4910 - 2 Bedroom

\$3,450 • Deposit \$3450 • 1 Bath • 1014 ft² • Unfurnished • Long Term

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 4011

Unit 4011 - 2 Bedroom

\$4,750 • Deposit \$4750 • 2 Baths • 1192 ft² • Unfurnished • Long Term

Utilities Included: Cable • Heat • Water • Electricity • Internet

Unit Number: 5705

Unit 5705 - Two Bedroom



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Homes for Lease at TELUS Sky

FOR RENT | TELUS SKY

Interiors:

The Residences at TELUS Sky features interior design led by BIG, with custom designed kitchen cabinetry in matte white and countertops and backsplashes finished in grey quartz. Integrate with stainless steel sink basin and chrome fixtures. Contemporary bathrooms feature large format porcelain marble wall tiles, a built-in bathtub with matte marble tiled walk-in Shower as well as Kohler fixtures.

Kitchen Appliance Package:

- Blomberg 24" Fully Integrated Built-in Bottom Freezer Refrigerator
- Blomberg 24" Fully Integrated Slim Tub Top Control Dishwasher
- Haler Cabinet-mounted stainless steel 23" microwave oven.
- Miele 24" Convection Oven and Electric Cooktop in stainless steel and black.

Laundry:

- 24" Blomberg front load in-suite washer and dryer.

- Pet Friendly
- Residences start at Penthouse-level
- TELUS Optik TV and Wi-Fi included
- High speed fibre optic communication services
- Central heating and cooling
- Storage and bike lockers available

Downtown Calgary

TELUS Sky is located in the heart of downtown Calgary, with direct access to the C-Train and the +15 Network. Walking distance from all of the city's best shopping, dining and points of interest, The Residences at TELUS Sky offers convenience, flexibility and exceptional service and amenities.

Learn more at: <https://living.westbankcorp.com/property/telus-sky>

DOWNTOWN CALGARY - The Residences at TELUS Sky is located in the heart of downtown Calgary, with direct access to the C-Train and the +15 Network. Walking distance from all of the city's best shopping, dining and points of interest, The Residences at TELUS Sky offers convenience, flexibility and exceptional service and amenities.



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FOR RENT | TELUS SKY

Parking, Storage and Bike Room

- Secured gated parkade entrances.
- Well-lit and heated parkade.
- Car washing service.
- 24-hour valet service.
- Monthly parking available, with option for short term or extended-stay parking.
- On-site secure bicycle storage facility.
- Electric vehicle charging stations.

Welcome to The Residences at TELUS Sky.

Calgary is in the midst of a transformative shift. The Residences at TELUS Sky are the next stage of the city's evolution.

Like so many other sectors of the economy that are undergoing radical, disruptive change, the homes we live in must adapt to meet our needs, as we live increasingly mobile, flexible and globalized lives. Every industry on the planet is in the midst of transformation, why should the housing or hotel industries be any different?

Homes for Lease at TELUS Sky

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Kitchen Appliance Package:

- Blomberg 24" Fully Integrated Built-in Bottom Freezer Refrigerator
- Blomberg 24" Fully Integrated Slim Tub Top Control Dishwasher
- Haier Cabinet-mounted stainless steel 23" microwave oven.
- Miele 24" Convection Oven and Electric Cooktop in stainless steel and black.

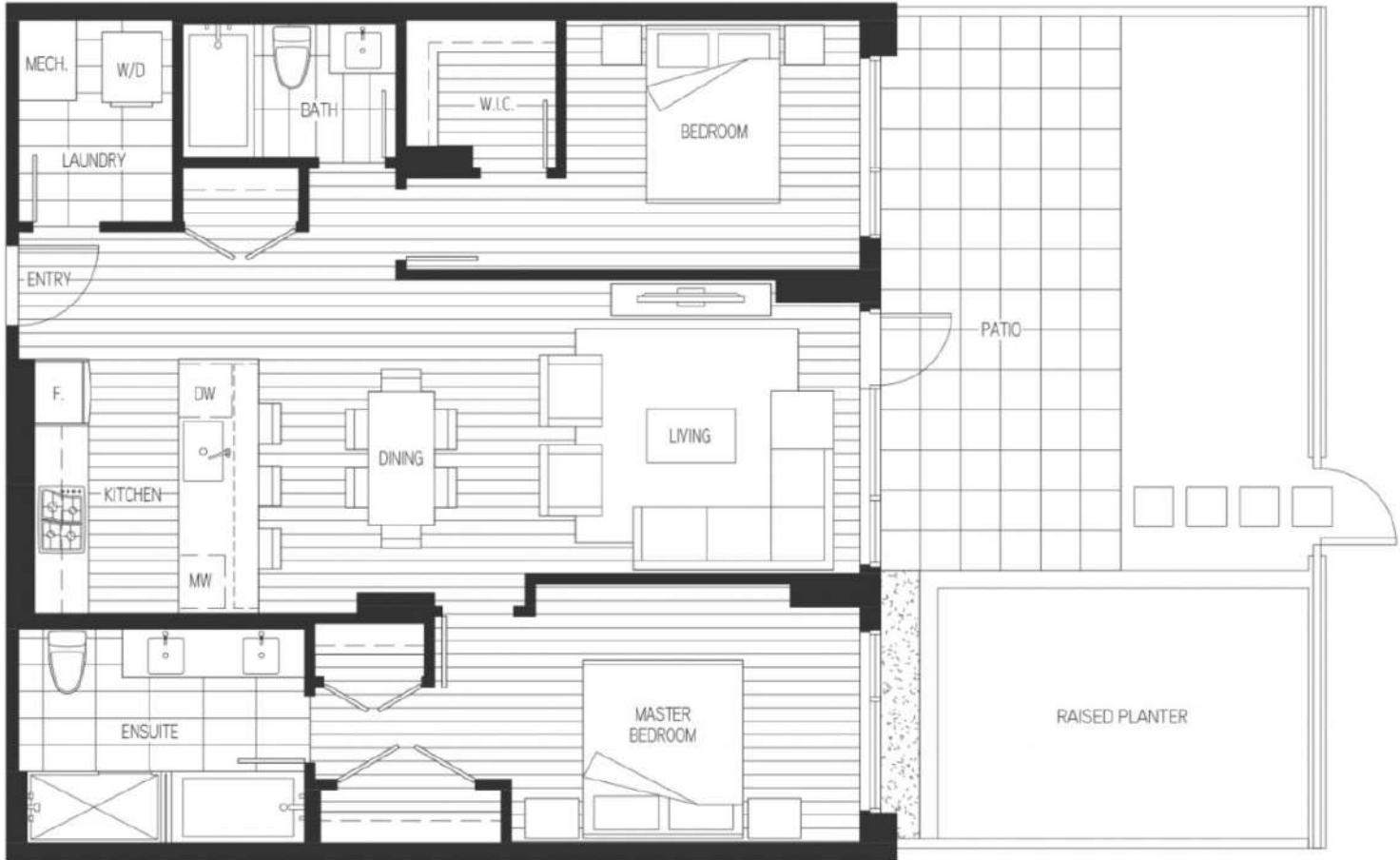


REAL PROPERTY MANAGEMENT ACE

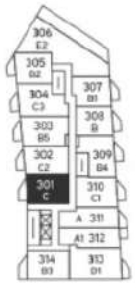
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DEVELOPER COMPETITION

FOR RENT | ANTHEM PROPERTIES AT WATERFRONT



3RD FLOOR



WATERFRONT DOWNTOWN ON THE BOW

PARKSIDE WEST • PLAN C7

INTERIOR 1,014 SQ FT
EXTERIOR 354-516 SQ FT
PRICE \$2600/MONTH



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DEVELOPER COMPETITION

FOR RENT | ANTHEM PROPERTIES AT WATERFRONT



1 BEDROOM + DEN

PARKSIDE NW • PLAN C

INTERIOR 628 SQ FT

EXTERIOR 72 SQ FT

PRICE \$1775/MONTH



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WATERFRONT DOWNTOWN
ON THE BOW

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INTERIOR 1,014 SQFT
EXTERIOR 354-516 SQFT
PRICE \$2600/MONTH

1 BEDROOM +
DEN

PARKSIDE NW • PLAN C

INTERIOR 628 SQFT
EXTERIOR 72 SQFT
PRICE \$1775/MONTH

RENTAL HOMES

CALGARY'S FINEST LOCATION

Waterfront's exclusive release of rental homes encompasses all of the features you have come to expect from Anthem. Located in the heart of the city, on the edge of the Bow River and steps from the downtown core, Waterfront creates a vibrant community for you to call home. With this exclusive collections of 1-2 bedroom rental homes, now is your opportunity to live in the sought after masterplan Waterfront community.



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DEVELOPER COMPETITION



RENTAL RATES

TYPE	SQUARE FEET	STARTING FROM	PARKING / STORAGE
JUNIOR 1 BED	544	\$1,600/MONTH	1 Parking + 1 Storage Included
1 BED	560 - 615	\$1,650/MONTH	1 Parking + 1 Storage Included
1 BED + DEN	628- 726	\$1,775/MONTH	1 Parking + 1 Storage Included
2 BED	817 – 1,216	\$2,400/MONTH	1 Parking + 1 Storage Included



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CALGARY REAL ESTATE MARKET THEN & NOW

MORE WE LEARN | MORE YOU EARN

Q3 2022 CALGARY RENTAL MARKET

Q2 2022 CALGARY RENTAL MARKET

REAL PROPERTY MANAGEMENT ACE ALL ABOUT MARKET KNOWLEDGE

AUGUST 2022



Calgary City News Interview Renters Offer...

https://calgary.citynews.ca/2022/08/08/calgary-inter-.../

Calgary rental shortage causes distress for international ...
12 hours ago — Romania Leo, the owner of Real Property Management Ace, says people negotiating rental prices or paying more than the listed price, is happening ...


#RPMACECALGARYPORTFOLIO

REAL PROPERTY MANAGEMENT ACE

WWW.RPMACECALGARY.CA

WHO WHAT WHERE WHEN WHY HOW MORE LISTINGS

Q2 2022 CALGARY MARKET UPDATE ROMANIA LEO



HOW IS CALGARY'S RENTAL MARKET?

Q1 2021 CALGARY RENTAL MARKET

THE REAL DEAL

REAL ESTATE & PROPERTY MANAGEMENT REVIEW

CALGARY REAL ESTATE MARKET 2020 REVIEW & 2021 FORECAST

Happy New Year! I hope you, your families are having a great first week of 2021! We also hope you had a wonderful holiday season and an opportunity to relax, reflect and prepare for the upcoming year. The RPM ACE Team is excited to start a new year together to bounce back from a year like 2020.

2020 has been a long, stressful year like no other, and COVID-19 has affected the entire world in every aspect of our lives. Full circle. Pandemic, is a word and concept we used to see in history books, but now we are living what will be world history: A Pandemic Globally.

"THE REAL DEAL" REVIEW ON REAL ESTATE & PROPERTY MANAGEMENT

Real Property Management ACE (RPM ACE) is pleased to present our first official edition of our quarterly property management newsletter report, "REAL DEAL REVIEW!"

I truly believe that being informed and up to date with the market is essential for all of us to be mentally prepared, in order to cope with the further impacts we can expect with the repercussions of COVID. Being informed will ease the uncertainty for Owners, especially Out-of-Town Owners, on how we are taking care of your property and managing your tenants during the pandemic.

This first edition of "The Real Deal" is written with the goal of educating, communicating and informing Owners with a "snap shot" of what our year has been like for Calgary's economic and rental market, especially a turbulent year like 2020, and the impact on real estate and property management.





LOTS MORE REAL CONTENT

THE REAL DEAL BY ROMANIA LEO

COMING SOON



WHO

WHAT

WHERE

WHEN

WHY

HOW

ASK ACE | ALL ABOUT | PROPERTY MANAGEMENT

RPMACECALGARY | WHO | WHAT | WHERE | WHEN | WHY | HOW |

WHO ARE WE?

WHEN | CELEBRATING 5 YEARS

WHAT DO WE DO?

WHEN AN OWNER CALLS

WHAT PROPERTY MANAGEMENT PLANS
DO WE OFFER?

WHEN | THEN | NOW | RENTAL MARKET |
IN THE NEWS

WHAT IF I NEED PROPERTY
MANAGEMENT?

WHEN YOU ARE READY | NEXT STEPS
WITH RPM ACE!

WHAT IS THE DIFFERENCE? LEASING VS.
MANAGEMENT

WHY RPM ACE?

WHERE DO WE MANAGE?

HOW IS CALGARY'S RENTAL MARKET?

THIS IS CALGARY | ALL ABOUT LIFESTYLE

HOW MUCH DOES PROPERTY
MANAGEMENT COST?

THIS IS CALGARY | BELTLINE

HOW MUCH CAN I RENT FOR?

THIS IS CALGARY | EAST VILLAGE

OWNER IS READY | NEXT STEPS

THIS IS CALGARY | EAU CLAIRE

PROPERTY MANAGEMENT |
INFORMATION PACKAGES

OWNER INFORMATION PACKAGE |
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