

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Building data is not guaranteed by RentFaster.ca

Waterfront Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	11	3	-
Average Price	-	\$2,098	\$2,700	-
Average Sq. Foot. Price	-	\$3.95	\$3.00	-



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Parkside at Waterfront Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	3	6	-
Average Price	-	\$2,015	\$2,900	-
Average Sq. Foot. Price	-	\$3.58	\$3.07	-



WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Outlook at Waterfront



📍 706 - 128 2 Street SW
👤 Eau Claire, Calgary, AB

2 Bedrooms Apartment

\$2,350 • Deposit \$2350 • 2 Baths • 850 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Water • Heat



REAL PROPERTY MANAGEMENT ACE
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca



WATERFRONT

CALGARY RENTAL MARKET REPORT

ACCOUNTABLE. COMMITTED. EXPERIENCED.

PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Outlook at Waterfront

Ask ACE HOW MUCH CAN I RENT FOR? **REAL PROPERTY MANAGEMENT ACE**
ACCOUNTABLE COMMITTED EXPERIENCED

702 - 128 2 Street SW
Eau Claire, Calgary, AB

2 Bedrooms Condo

\$2,500 • Deposit \$2500 • 2 Baths • 933 ft² • Unfurnished • Long Term • **Immediate**



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HIGH FLOOR 2BR/2BA WATERFRONT CONDO

Immaculate, Modern 2Br/2Ba Riverfront condo @ Waterfront Eau Claire in the heart of Downtown.

Corner Unit, High Floor with River Views and Balcony

Gourmet upgraded Kitchen with Granite Countertops and Stainless Steel Appliances - In-Suite Laundry and A/C Included.

24 Hour Security, Concierge, Large Gym and Exercise Area with Sauna/Steam, Hot Tub and Games Room

Heated Underground Parking right next to the elevator, Private Storage Locker, visitor parking available

Steps to Eau Claire Market, YMCA, Prince's Island and +15

Heat and Water included

2 Bedrooms Condo

\$2,750 - Deposit \$2750 - 2 Baths - Unfurnished - Long Term - **Immediate**

Utilities Included: Heat - Water

HOW MUCH CAN I RENT FOR?



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WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

Furnished Luxury Waterfront 2 bedrooms condo with Downtown View

Located in the heart of downtown Calgary, Waterfront is the newest exclusive condominiums in the city. WALKING TO WORK! A block to +15 network system to all major companies! You are minutes away from The Eau Claire market and all downtown shopping, restaurants, cafes, Prince's island Park, and the Bow River.

This Executive 950sq Furnished 2 bedroom luxury condo, complete with a gourmet kitchen, stackable in-suite washer & dryer, climate control heating/air conditioning, dishwasher, microwave, balcony and is pre-wired for cable and high-speed Internet access. This unit comes with all utilities and one underground secure parking stall - Cable TV, Internet, Top Line Furniture, include leather sofa, stylish leather/hardwood bed, and new 50" TV and super-fast computer with dual monitors and etc.

Amenities at Waterfront include a concierge, 24-hour security, a fitness center and spa (yoga studio, whirlpool and steam room), games/lounge room, open-air terrace, a rooftop urban garden oasis, private 16-seat theatre room, and same floor storage facilities.

2 Bedrooms Condo

\$2,900 • Deposit \$2900 • 2 Baths • 950 ft² • Furnished • Negotiable • **Immediate**

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

Ask
ACE
HOW MUCH CAN I RENT FOR?



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Waterfront

[Share Listing](#)

[Add to My Faves](#)

[222 Riverfront Ave SW](#)
[Eau Claire, Calgary, AB](#)
[Directions](#) • [Street View](#)

2 Bedrooms Condo

\$3,200 • Deposit \$3200 • 2 Baths • 914 ft² • Furnished • Long Term • **Oct 01, 2022**

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

2 Bedrooms Apartment

\$4,200 • Deposit \$4200 • 2.5 Baths • 1450 ft² • Furnished • Negotiable • **Immediate**

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



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WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

THE RESIDENCES AT
TELUS SKY



- \$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



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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

Interiors:

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Kitchen Appliance Package:

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- 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.

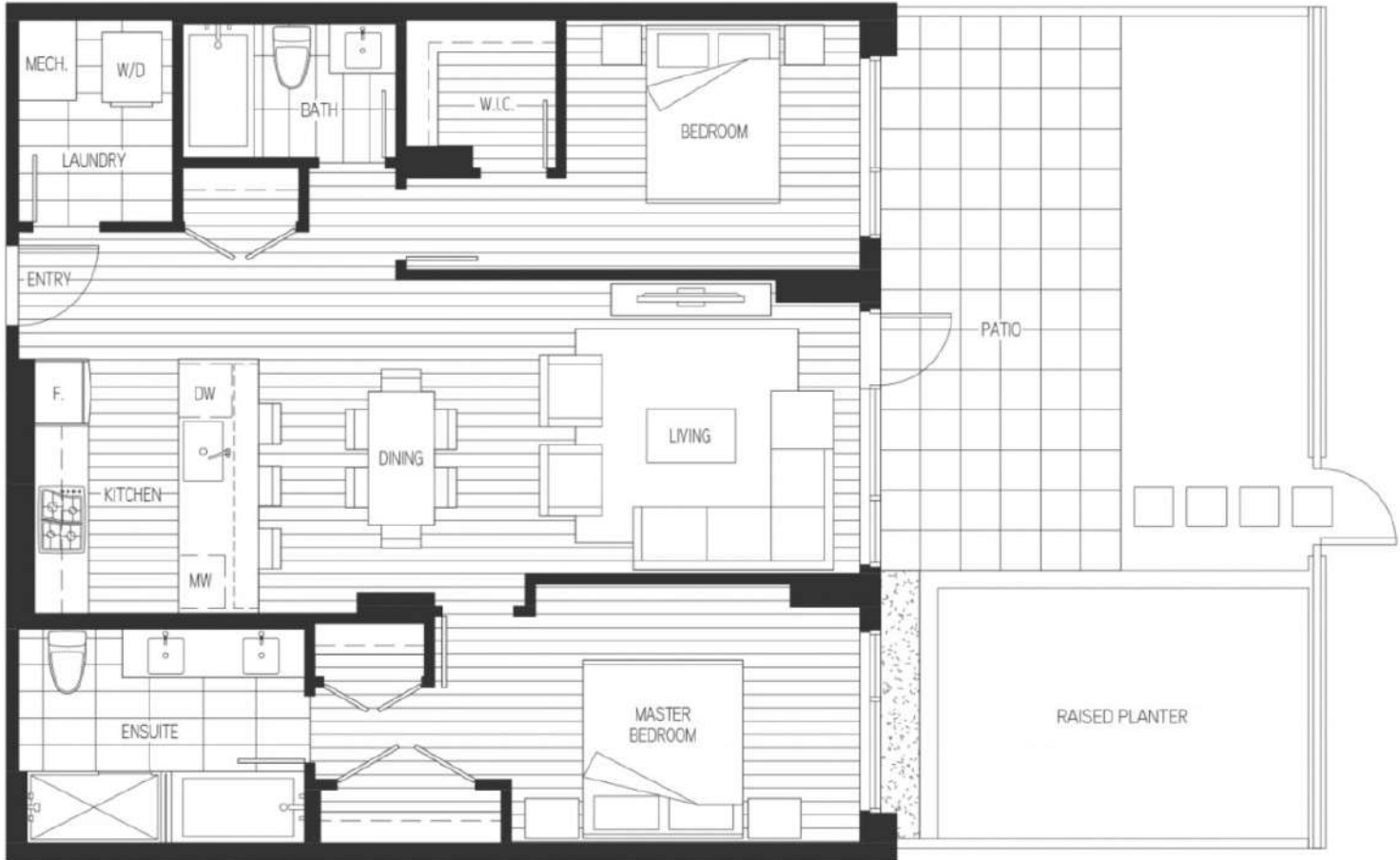


REAL PROPERTY MANAGEMENT ACE

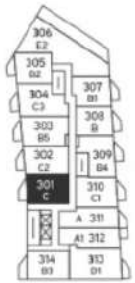
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DEVELOPER COMPETITION

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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ON THE BOW

PARKSIDE WEST • PLAN C7

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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