



#RPMACE
#PORTFOLIO
#RPMACECALGARY



WWW.RPMACECALGARY.CA



#RPMACECALGARYPORTFOLIO



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WHO

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MORE -

LISTINGS

W E L C O M E



W A T E R F R O N T

P O R T F O L I O



[WATERFRONT WELCOME](#)

[WATERFRONT PORTFOLIO](#)

[WATERFRONT NEWSLETTERS](#)

[Waterfront PDF Brochures](#)

[Waterfront For Sale Anthem](#)

[2021 WATERFRONT RENT & SALES](#)

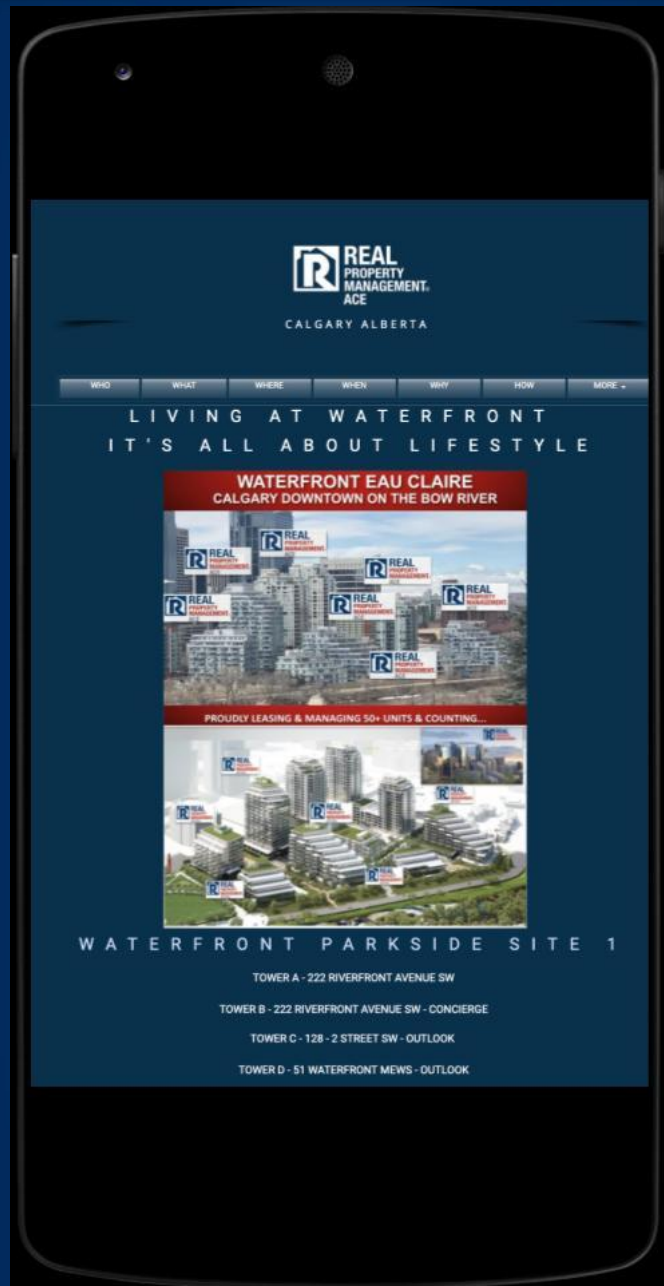
[2022 WATERFRONT RENT & SALES](#)

W A T E R F R O N T B R O C H U R E S

[647, 222 Riverfront Avenue SW](#)

[801 Waterfront Parkside 108 Waterfront Court SW](#)

[207 OUTLOOK 128-2 STREET SW 1 BED \(STUDIO\) 1 BATH - FURNISHED](#)



WHO

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ALL ABOUT WATERFRONT


R #WHERE #RPMACE #RPMACECALGARY

WHERE DO WE SERVICE?
 ACEMASTER COMMUNITIES
 CALGARY BY AREA
 BELTLINE PORTFOLIO
 CONCORD ALL ABOUT LIFESTYLE
 EAST VILLAGE PORTFOLIO
 MARDALOO PORTFOLIO
 WATERFRONT PORTFOLIO

R REAL PROPERTY MANAGEMENT INC. SERVICING CALGARY ALBERTA



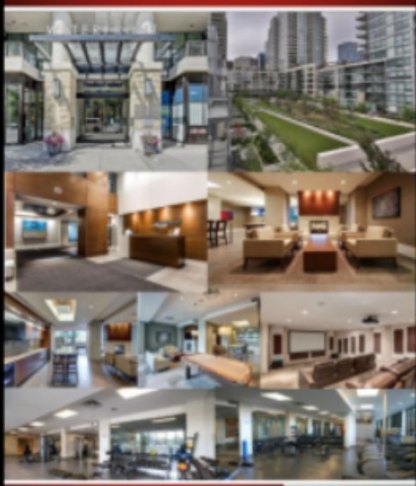
Ducks on the Bow - Calgary Re...



WHO WHAT WHERE WHEN WHY HOW

R

LIVING AT THE WATERFRONT



ROMANIA LEO
 403.816.2308 ace@realpropertymgt.ca
 www.romanialeo.ca

R REAL PROPERTY MANAGEMENT


WATERFRONT SITE 1
 222 Riverfront Avenue SW Waterfront Sale CMA Q3.2021
 128-2 Street SW Waterfront OUTLOOK Sales CMA Q2.2021

101 OUTLOOK 101 - 2 STREET SW - FURNISHED - 1 BEDROOM 1 BATH
 402 WATERFRONT 402 - 1 BEDROOM - 1 BATH
 101 OUTLOOK 101 - 2 STREET SW - 2 BEDROOM 2 BATH

ALL ABOUT WATERFRONT

WHAT CAN YOU BUY AT WATERFRONT
 \$350k Waterfront For Sale CMA Q2.2021
 \$500-\$700k Waterfront For Sale CMA Q2.2021
 \$800+ Waterfront For Sale CMA Q2.2021

WATERFRONT SALES & RENTAL MARKET
 WHAT'S For Sale at Waterfront?





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WHO

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PORTFOLIO
ALL ABOUT WATERFRONT



ALL ABOUT WATERFRONT

WHAT'S HAPPENING AT WATERFRONT

2022 WATERFRONT RENT&SALES

2021 WATERFRONT RENT&SALES

2020 COVID TIMES

2019 WATERFRONT

WATERFRONT NEWSLETTERS By Romania Leo

WATERFRONT BROCHURES

647, 222 RIVERFRONT AVE SW 1 BEDROOM INVESTMENT

801 108 WATERFRONT COURT SW 2 BEDROOM 2BATH

WATERFRONT PORTFOLIO BROCHURES

WHY DID WE BUY AT WATERFRONT?

WATERFRONT PARKSIDE Last Phase 2019

Most Successful Calgary Launch Since Recession

Waterfront Parkside Lifestyle in Eau Claire | Calgary Herald

PROUDLY LEASING & MANAGING 50+ UNITS & COUNTING...

ROMANIA LEO
leo@realpropertymgt.ca | www.rpmace.ca | 403.816.2308

A B O V E
C L I E N T
E X P E C T A T I O N S



PORTFOLIO

[RPM ACE](#)

[WHY RPM ACE](#)

[ACE TEAM](#)

[NEW OWNER INTRO](#)

[ACE MARKET REPORTS](#)

[MORE -](#)

K N O W L E D G E I S P O W E R

THE MORE YOU LEARN ... THE MORE YOU EARN



W A T E R F R O N T S A L E S C O M P A R A T I V E M A R K E T A N A L Y S I S

A C T I V E S & S O L D S 2 0 2 0 - 2 0 2 1

WATERFRONT EAU CLAIRE CALGARY DOWNTOWN ON THE BOW RIVER



[2019 WATERFRONT SALES CMA](#)

[222 Riverfront Avenue SW ACTIVES & SOLD 2020-2021](#)

[2020 WATERFRONT SALES CMA](#)

[108 2 Street SW Avenue SW ACTIVES & SOLD 2020-2021](#)

[2021 WATERFRONT SALES CMA](#)

[108 Waterfront Court SW ACTIVES & SOLD 2020-2021](#)

[2021 WATERFRONT SALES CMA - 1 BEDROOM](#)

[118 Waterfront Court SW ACTIVES & SOLD 2020-2021](#)

[2021 WATERFRONT SALES CMA - 2 BEDROOMS](#)

[138 Waterfront Court SW ACTIVES & SOLD 2020-2021](#)

[2021 WATERFRONT SALES CMA \\$350K - \\$500K](#)

[2021 WATERFRONT SALES CMA \\$500K-\\$700K](#)



ALL ABOUT WATERFRONT

WHAT'S HAPPENING AT WATERFRONT

2022 WATERFRONT RENT&SALES

2021 WATERFRONT RENT&SALES

2020 COVID TIMES

2019 WATERFRONT

WATERFRONT NEWSLETTERS By Romania Leo

WATERFRONT BROCHURES

647, 222 RIVERFRONT AVE SW 1 BEDROOM INVESTMENT

801 108 WATERFRONT COURT SW 2 BEDROOM 2BATH

WATERFRONT PORTFOLIO BROCHURES

WHY DID WE BUY AT WATERFRONT?

WATERFRONT PARKSIDE Last Phase 2019

Most Successful Calgary Launch Since Recession

Waterfront Parkside Lifestyle in Eau Claire | Calgary Herald

PROUDLY LEASING & MANAGING 50+ UNITS & COUNTING...

FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

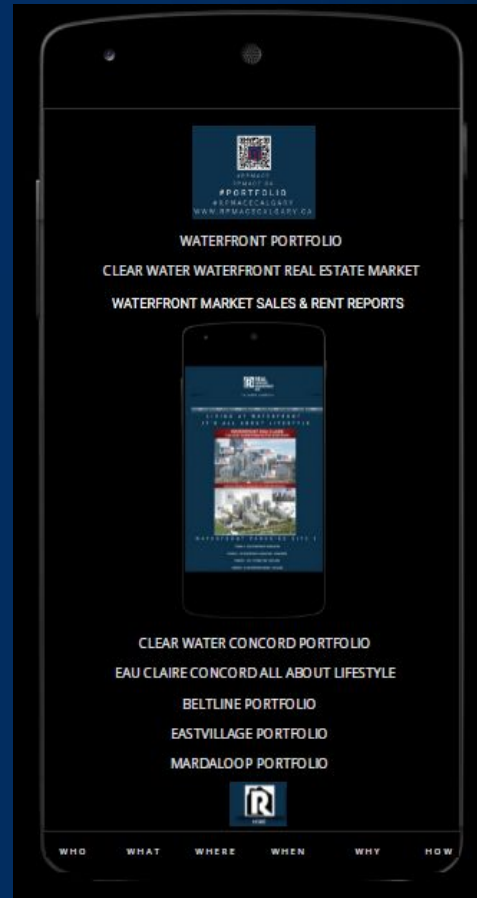
FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

FOR RENT 2022 1000 sq ft - 1000 sq ft
RENTED

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REAL PROPERTY MANAGEMENT ACE

WATERFRONT PORTFOLIO



WATERFRONT EAU CLAIRE - MANAGED BY RPM ACE



FOR RENT #311, 138 Waterfront Court SW



RENTED

WATERFRONT PARKSIDE 2C THINK LIFESTYLE



ROMANIA LEO
403.816.2308 ace@realpropertymgmt.ca www.rpmace.ca

FOR RENT #903, 128 - 2 Street SW



RENTED

WATERFRONT OUTLOOK THINK LIFESTYLE



ROMANIA LEO
403.816.2308 ace@realpropertymgmt.ca www.rpmace.ca

FOR RENT #410, 108 - 2 Street SW



RENTED

WATERFRONT PARKSIDE - HOME ON THE BOW



ROMANIA LEO
403.816.2308 ace@realpropertymgmt.ca www.rpmace.ca

FOR RENT #106, 108 - 2 Street SW



RENTED

WATERFRONT PARKSIDE - STEPS FROM THE BOW RIVER URBAN LIVING AT ITS BEST



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WHO WHAT WHERE WHEN WHY HOW



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WHO

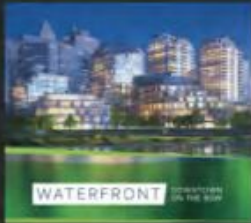
WHAT

WHERE

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WHY

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SOLD!!!

REPRESENTED PURCHASERS:

OUTLOOK:

- UNIT # 210
- UNIT # 410
- UNIT # 606
- UNIT # 707
- UNIT # 803
- UNIT # 903

PARKSIDE:

- UNIT # 301
- UNIT # 302
- UNIT # 409
- UNIT # 602
- UNIT # 701
- UNIT # 702

- UNIT #801
- UNIT #905
- UNIT #1005
- UNIT #1006
- UNIT #1206



Calgary Realtor since 2003, Romania Leo offers full service real estate to satisfy each client with a solution that meets their requirements.

Romania handles each transaction with dedication, integrity and most importantly, exceptional personalized service whether you're buying or selling real estate.

Romania is a real estate angel. She is kind, professional, honest, diligent and her work ethic is unbelievable. During the most stressful of conditions she was patient and empathetic. She was always there for consultation and more than ready to go to bat for us.

The marketing package put together by Romania was wonderful. Beautiful pictures showed our home to its optimum potential. The write up on the marketing feature sheet made me want to buy my house! She + Arno sold our house in just a few days!!

Overall all I only have two words: Absolutely Fantastic!

Romania was extremely knowledgeable in real estate and showed honesty + integrity in her dealings w/ us. I would definitely recommend her to anyone who is purchasing a home.



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WHO

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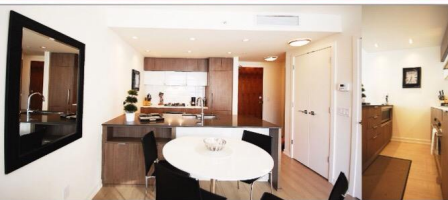
HOW

WATERFRONT OUTLOOK
128 - 2 STREET SW

FULLY FURNISHED SUITES

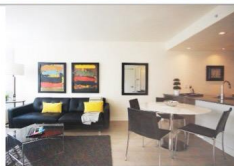
WATERFRONT

VIEWS VIEWS VIEWS



EXECUTIVE LIVING:

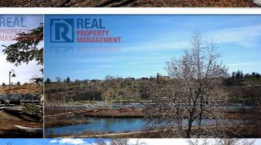
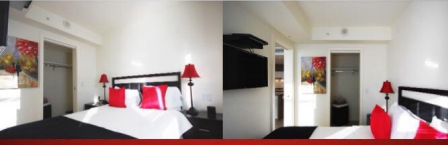
- ◆ JUNIOR ONE BEDROOM
- ◆ FULLY EQUIPPED KITCHEN
- ◆ IN-SUITE LAUNDRY
- ◆ UNDERGROUND PARKING
- ◆ HIGH SPEED INTERNET
- ◆ ALL YOU NEED IS YOUR SUITCASE



HOME AWAY FROM HOME



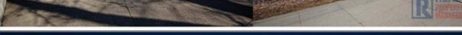
EXECUTIVE LIVING



LEO
ace@realpropertymgt.ca www.rpmace.ca
Owned and Operated, Broker: Real Property Management Central, 824 - 24th Ave SE Calgary, AB



SPRING/FALL VIEWS

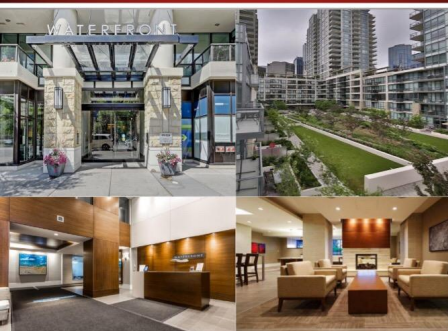


ALL ABOUT LIFESTYLE

LIVING AT THE WATERFRONT

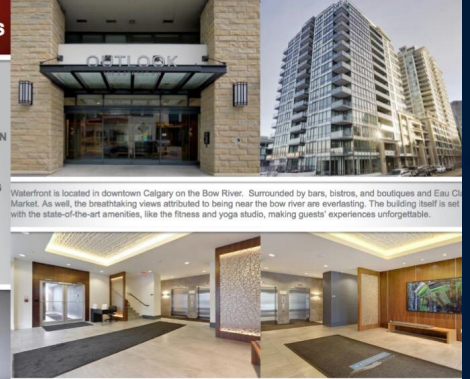
WATERFRONT OUTLOOK
128 - 2 STREET SW

FULLY FURNISHED SUITES



EXECUTIVE LIVING:

- ◆ ONE BEDROOM
- ◆ FULLY EQUIPPED KITCHEN
- ◆ IN-SUITE LAUNDRY
- ◆ UNDERGROUND PARKING
- ◆ HIGH SPEED INTERNET
- ◆ ALL YOU NEED IS YOUR SUITCASE



Waterfront is located in downtown Calgary on the Bow River. Surrounded by bars, bistros, and boutiques and Eau Claire Market. As well, the breathtaking views attributed to being near the bow river are everlasting. The building itself is set with the state-of-the-art amenities, like the fitness and yoga studio, making guests' experiences unforgettable.



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WHO

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WATERFRONT 1C - TOWER C - OUTLOOK - 128 - 2 STREET SW

WATERFRONT OUTLOOK
UNIT 207, 128 - 2 STREET SW

FULLY FURNISHED SUITE

Beautiful Executive Furnished 1 Bedroom Studio

North East facing the 5th floor with great views of city skyline, beautiful view lines, and scenic cityscape.

Suite features beautiful open-concept space, open concept studio, 1 bathroom, 1 kitchen, clean, cozy and beautifully decorated. Kitchen appointed with modern functional features.

JUST BRING YOUR SUFFCASE!

Features: In-Suite Laundry, Heated, Sunroom, Underground Parking, Access to Waterfront Gym & Amenities. All utilities and internet included.

BEDROOMS: 2 Bedrooms
BATHROOMS: 1 Bathroom
PARKING: 1 Heated Underground
TERM: LIFE HAPPENS. WE WORK WITH YOU.
INCLUDES: Heat, Water, Electricity, Internet, Cable.

ROMANIA LEO
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REAL PROPERTY MANAGEMENT ACE

FOR LEASE FULLY FURNISHED #210, 128 - 2 Street SW

HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM. LONG TERM.
WE WORK WITH YOUR TERM.

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REAL PROPERTY MANAGEMENT ACE

WATERFRONT OUTLOOK
128 - 2 STREET SW

UNIT 501 FULLY FURNISHED SUITES

EXECUTIVE LIVING:

- ONE BEDROOM
- FULLY EQUIPPED KITCHEN
- IN-SUITE LAUNDRY
- UNDERGROUND PARKING
- HIGH SPEED INTERNET
- ALL YOU NEED IS YOUR SUITCASE

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

REAL PROPERTY MANAGEMENT ACE

WATERFRONT 1C - TOWER D - OUTLOOK - 51 WATERFRONT MEWS SW

FOR LEASE FULLY FURNISHED #205, 128 - 2 Street SW

HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM. LONG TERM.
WE WORK WITH YOUR TERM.

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ace@realpropertymgt.ca www.rpmace.ca 403.816.2308

REAL PROPERTY MANAGEMENT ACE

FOR RENT #301, 51 Waterfront Mews SW

SIZE: 919 sq ft
BALCONY: 46 sq ft
BEDROOMS: 2 Bedrooms
BATHROOMS: 2 Bathrooms
YEAR BUILT: 2015 (Like-New)
AVAILABLE: Immediate
PARKING: 1 Heated Underground
RENT: UNFURNISHED \$1300/Month
INCLUDES: Water, Heat, Electricity, Internet, Cable

Beautiful 2 Bedrooms at Waterfront Outlook Tower D! 3rd floor, corner lot, lots of windows, fantastic city views, Good size balcony, in-suite laundry, and heated underground parking.

This two bedroom suite is modern and extremely space-efficient. Suite features a gourmet kitchen, stackable washer & dryer, individual climate control heating/air cooling, dishwasher, and microwave.

Rent includes use of amenities (gym, hot tub, steam room and guest lounge), Heat and Water.

ROMANIA LEO
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

REAL PROPERTY MANAGEMENT ACE

FOR RENT #406, 51 Waterfront Mews SW

SIZE: 660 sq ft
BALCONY: 46 sq ft
BEDROOMS: 1 Bedroom PLUS Den
BATHROOMS: 1 Bathroom
YEAR BUILT: 2016 (Like-New)
AVAILABLE: April 15
PARKING: 1 Heated Underground
INCLUDES: Water & Heat & Electricity

Beautiful 1 Bedroom + Den at Waterfront Outlook Tower D! 4th floor with good size balcony, in-suite laundry, and heated underground parking.

This one bedroom suite is modern and extremely space-efficient. Suite features a gourmet kitchen, stackable washer & dryer, individual climate control heating/air cooling, dishwasher, and microwave.

Rent includes use of amenities: Gym, Hot Tub, Steam Room, Guest Lounge, Theatre, & 24/7 Concierge & Security!

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PROUDLY LEASING & MANAGING 50+ UNITS & COUNTING...



FOR RENT #2113, 222 Riverfront Ave SW

RENTED

ROMANIA LEO
www.rpmace.ca 403.816.2308

FOR RENT 4th Floor
138 Waterfront Court SW

RENTED

BRAND NEW WATERFRONT PARKSIDE 20 THINK LIFESTYLE

ROMANIA LEO
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FOR RENT #232, 222 Riverfront Ave SW

RENTED

HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM, LONG TERM.
WE SPEAK YOUR LANGUAGE.

ROMANIA LEO
www.rpmace.ca 403.816.2308

FOR RENT #215, 128 - 2 Street SW

RENTED

HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM, LONG TERM.
WE SPEAK YOUR LANGUAGE.

ROMANIA LEO
www.rpmace.ca 403.816.2308

FOR RENT 138 Waterfront Court SW

RENTED

ROMANIA LEO
www.rpmace.ca 403.816.2308

FOR RENT #211, 138 Waterfront Court SW

RENTED

ROMANIA LEO
www.rpmace.ca 403.816.2308

ROMANIA LEO

ace@realpropertymgt.ca

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403.816.2308



Each Office Independently Owned and Operated.

Broker: Real Property Management Central 824 - 24th Ave SE Calgary, AB



**REAL
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WHO

WHAT

WHERE

WHEN

WHY

HOW

FOR RENT #311, 138 Waterfront Court SW



RENTED

WATERFRONT PARKSIDE 2C THINK LIFESTYLE



ROMANIA LEO
403.816.2308 leo@realpropertymgt.ca www.rpmace.ca

FOR RENT #903, 128 - 2 Street SW



RENTED

WATERFRONT OUTLOOK THINK LIFESTYLE



ROMANIA LEO
403.816.2308 leo@realpropertymgt.ca www.rpmace.ca

FOR RENT #410, 108 - 2 Street SW



RENTED

WATERFRONT PARKSIDE - HOME ON THE BOW



ROMANIA LEO
403.816.2308 leo@realpropertymgt.ca www.rpmace.ca

FOR RENT #106, 108 - 2 Street SW




RENTED

**WATERFRONT PARKSIDE - STEPS FROM THE BOW RIVER
URBAN LIVING AT ITS BEST**




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FOR RENT #201, 108 - 2 Street SW



RENTED

VIEW OF PRINCES ISLAND PARK FROM THE BALCONY



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FOR RENT #2113, 222 Riverfront Ave SW



RENTED

WATERFRONT PENTHOUSE THINK LIFESTYLE



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FURNISHED

OCTOBER 29, 2021



Outlook at Waterfront
128 2 Street SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 143235
STATUS: Non-smoking
LEASE START DATE: 2021
LEASE END DATE: 2023
NO PETS: No pets
YEAR BUILT: 2015
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1750	\$1750	studio	1 ba	480 ft ²	Furnished	Negotiable	Dec 12, 2021

Utilities included: Heat | Electricity | Water | Internet

FULLY FURNISHED STUDIO - EAU CLAIRE-AVAILABLE DECEMBER 12



Parade at Waterfront
289 - 108 2nd Street SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 4617628
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2015
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$1800	\$1800	1 bd + den.	1 ba	700 ft ²	Furnished	Long Term	Immediate

Utilities included: Heat | Cable | Internet | Water

SEMI-FURNISHED 1 BEDROOM + DEN / VIEWS / WATERFRONT / EAU CLAIRE / DOWNTOWN



Waterfront
222 Riverfront Ave SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 411915
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2010
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2000	\$2000	1 bd	1 ba	549 ft ²	Furnished	Negotiable	May 01, 2022

Utilities included: Heat | Cable | Electricity | Internet | Water

EXECUTIVE HIGH-END 1BDRM FULLY FURNISHED WEEKLY RATE OF \$850 4RENT IN WATERFRONT



Waterfront
222 Riverfront Ave SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 396385
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2015
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2100	\$2100	1 bd	1 ba	520 ft ²	Furnished	Negotiable	Nov 01, 2021

Utilities included: Heat | Cable | Electricity | Water | Internet

UNISON FIVE STAR FURNISHED EXECUTIVE CONDO AT WATERFRONT - EAU CLAIRE



Waterfront
222 Riverfront Ave SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 143500
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2009
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2300	\$2300	1 bd	1 ba	646 ft ²	Furnished	Short Term	Immediate

Utilities included: Heat | Electricity | Water | Cable | Internet

UNISON FIVE STAR FURNISHED EXECUTIVE RENTAL AT WATERFRONT - FLATS



Waterfront
222 Riverfront Ave SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 131630
STATUS: Non-smoking
LEASE START DATE: 2020
NO PETS: No pets
YEAR BUILT: 2010
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2600	\$2600	2 bd	2 ba	709 ft ²	Furnished	Negotiable	Immediate

Utilities included: Heat | Water | Cable | Internet



Parade at Waterfront
706 - 108 Waterfront Court SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 402667
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2015
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2625	\$1650	1 bd	1 ba	612 ft ²	Furnished	Long Term	Immediate

Utilities included: Internet | Heat | Water | Electricity

BRAND NEW CONDO ON FINAL PLOT OF LAND IN SW DOWNTOWN DIRECTLY OFF BOW RIVER



222 Riverfront Ave SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: N2120
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: No pets
YEAR BUILT: 2021
UNDERGROUND: UNDERGROUND

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2700	\$2700	2 bd	2 ba	875 ft ²	Furnished	Short Term	Immediate

Utilities included: Heat | Electricity | Water | Cable | Internet

UNISON FIVE STAR FURNISHED CONDO AT WATERFRONT



Outlook at Waterfront
108 2 Street SW
Eau Claire | Calgary, AB
Directions | Street View

LISTING ID: 466580
STATUS: Non-smoking
LEASE START DATE: 2021
NO PETS: Cats & dogs negotiable
YEAR BUILT: 2015
UNDERGROUND: COVERED

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Condo	\$2900	\$2900	2 bd	2 ba	980 ft ²	Furnished	Long Term	Immediate

Utilities included: Water | Electricity | Heat | Internet

LUXURY CORNER UNIT - WATERFRONT OUTLOOK FURNISHED CONDO



WATERFRONT
TOWER C & D

WATERFRONT
OUTLOOK

Q1 2022
NEWSLETTER



What does the Condo Board do for YOU?

BOARD OF DIRECTORS MANDATE

- ❑ PRESERVE THE PRESTIGE & PROPERTY VALUE OF WATERFRONT FOR OWNERS

CORPORATION OF DIRECTORS

WATERFRONT Tower B's Annual General Meeting (AGM) was held on December 16, 2021 with a good turnout of Owners despite Covid restrictions and health regulations at the time. The Board is responsible for making decisions regarding the maintenance of the buildings and grounds. The Board must uphold and enforce the Condominium Property Act, the Bylaws of the Corporation and the Policies.

DUTIES OF THE BOARD

The Corporation's Board of Directors (BOD) are Owners who are volunteers and elected at the AGM to manage the condo corporation on behalf of all Owners. The BOD works with Rancho Realty to educate and communicate Owners' Bylaws, rules and regulations and with the purpose of increasing Owner responsibility and accountability.

THE BOARD OF DIRECTORS REPRESENTS ALL OWNERS WITH THE MISSION

- ❑ ENSURE HEALTHY RESERVE FUND
- ❑ ENSURE HEALTHY FISCAL BUDGET
- ❑ ENSURE & ENFORCE WATERFRONT'S BYLAWS, RULES REGULATIONS, POLICIES, PROCEDURES & SANCTIONS

Waterfront One – Tower C & D Condominium Corporation No. 1512556

BOARD OF DIRECTORS 2022

PRESIDENT:	MAX BLITT
VICE PRESIDENT:	KEVIN VONG
TREASURER:	JANET HUANG/ ROGER MAPP
SECRETARY:	TIFFANY WHITNACK
WATERFRONT OWNERS' ASSOCIATION (WOA)	REPRESENTATIVES TIFFANY WHITNACK/ KEVIN VONG
DIRECTORS AT LARGE:	COLIN LO ROMANIA LEO

RANCHO REALTY
PROPERTY MANAGEMENT
PHONE: 403.265.1708
EMERGENCY: 403.253.7642 EXT.1



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WATERFRONT TOWER C & D		WATERFRONT OUTLOOK		Q1 2022 NEWSLETTER
WATERFRONT NEWSLETTER		CONCIERGE CORNER		
<p>TOWER C 128 - 2ND STREET SW T2P 0S7</p> <p>TOWER D 51 WATERFRONT MEWS SW T2P 0X3</p>		<ul style="list-style-type: none"> <input type="checkbox"/> QUESTIONS/CONCERNS <input type="checkbox"/> PARKING <input type="checkbox"/> DELIVERIES <input type="checkbox"/> MOVE-IN/OUT PROCEDURES <input type="checkbox"/> ELEVATOR BOOKINGS <input type="checkbox"/> RENTAL POLICIES <input type="checkbox"/> TENANT DECLARATION <input type="checkbox"/> PET POLICIES <input type="checkbox"/> BUILDING SAFETY <input type="checkbox"/> EMERGENCIES 		
FEATURED TOPICS				
BOARD OF DIRECTORS 2022				
What does the Condo Board do for YOU?				
UPDATES & REMINDERS				
WATERFRONT AMENITIES OPEN				
DID YOU KNOW?				
SHORT TERM RENTALS AIRBNB				
<p>RANCHO REALTY PROPERTY MANAGEMENT PHONE: 403.265.1708 EMERGENCY: 403.253.7642 EXT.1</p>		<p>WATERFRONT</p> <p>RANCHO REALTY (P) LTD.</p>		<p>myvipconcierge® CONCIERGE DESK 403-803-8263 WATERFRONTCONCIERGE@GMAIL.COM 8:00 AM - 8:00 PM 7 DAYS A WEEK</p>
<p>PROPERTY & BUILDING MANAGERS</p> <p>MAUREEN HENDRY (ON-SITE) Maureen.Hendry@ranchogroup.com</p> <p>JERRY STECKO (ON-SITE) jstecko@ranchogroup.com</p> <p>NATALIA BERLIN (OFF-SITE) Natalia.Beilin@ranchogroup.com</p>				



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**ALL WATERFRONT RESIDENTS
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UPDATES



Waterfront Condo Summary of Rules and Policies

This summary has been prepared as a quick reference for both owner and renter residents of Waterfront Condominiums. The complete text of the bylaws and obligations are found in the bylaws and policies of each corporation - all owners have a copy and should be familiar with these. Owners who rent their homes are responsible for providing a copy of the governing documents, including the rules, to their renter.

1. COLD WEATHER WARNING

- DO NOT LEAVE YOUR PATIO or WINDOWS OPEN when the outside temperature falls below zero. The heating pipe can freeze and burst within minutes causing extensive water damage
- Please have your thermostat turned on at all times

2. MOVES

- All moves must be pre-booked through the concierge desk

3. PARKING (refer to the Parking Policy for complete details)

- Visitor Parking stalls are for the exclusive use of temporary guests of Waterfront residents only. Owners/Residents are NOT permitted to park in the visitor parking area at any time
- Residents only are allowed to park in secured assigned stalls. If you don't live here you can't park here.
- Oversized vehicles cannot park in the parkade. Maximum clearance is 6'8" and cannot extend into the roadway
- Lock your vehicle.
- Anyone found in breach of the parking policy is subject to tag & tow and/or fob deactivation

4. ELEVATORS

- Please – no rough-housing or jumping. Don't hold or force open the elevator doors. These are the primary causes of service disruptions and very expensive elevator repairs.(will be charged back if found at fault)

5. GARBAGE DISPOSAL, RECYCLING & COMPOSTING

- Waterfront Condos provides full service garbage facilities on the P1 level including waste, recycling and composting (black, blue and green bins).
- Please do not leave your garbage on the ground or outside the secured doors on P1.
- Do not leave your garbage in your hallway or stairwells. Take directly from your unit to the garbage room
- The garbage facility is for NORMAL household trash only. It is the responsibility of individual residents to remove any items that are too big or not allowed in the regular trash or recycle. Please make personal arrangements to remove beds, furniture, electronics, etc.
- Be kind to the pipes. Garburators, although convenient, are a major cause of damaging sink back-ups in condos. Take advantage of the organics composting service but REMEMBER to use only compostable bags and NOT plastic to collect your food scraps.

6. AMENITIES - including the lounge, fitness area, hot tub/steam rooms, theatre, guest suites

- You must be a registered resident of Waterfront condominiums to book and use amenities. A tenant must be registered by the landlord to be allowed access to amenities. All reservations must be booked in person with concierge. All persons using these facilities do so at their sole risk and responsibility. The owner's association, board of directors, and management assume no liability for residents using the amenities.
- Proper etiquette must be used and athletic attire is required in the gym
- Proper swim attire must be worn when using the steam room or hot tub
- Showers are required prior to entering the steam room or hot tub
- No soap, detergents, oils etc are allowed in the hot tub or steam room

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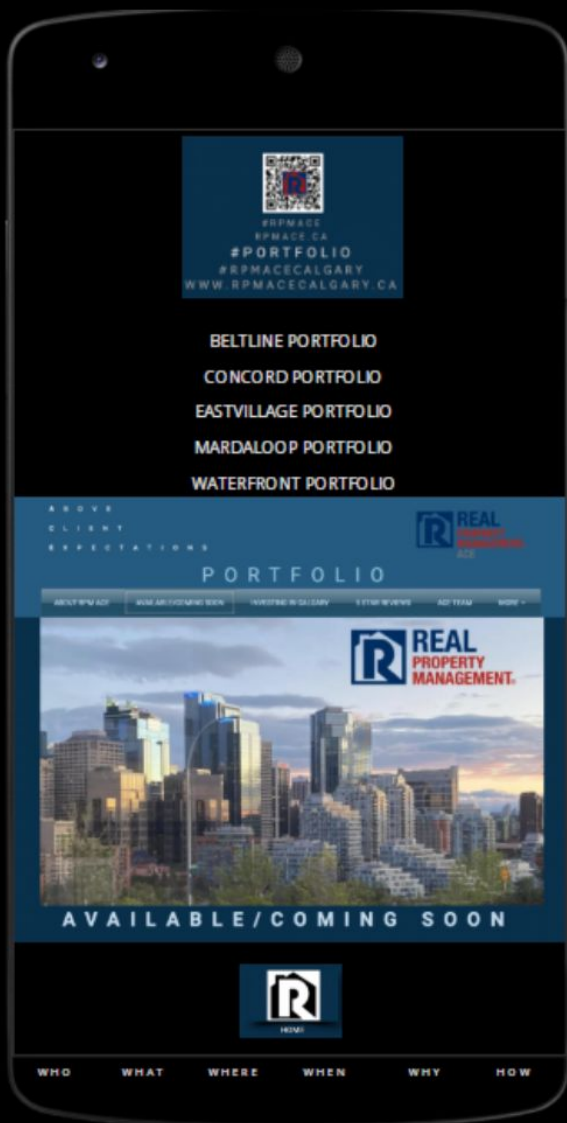
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BELTLINE PORTFOLIO
 CONCORD PORTFOLIO
 EAST VILLAGE PORTFOLIO
 MARDALOO PORTFOLIO
 WATERFRONT PORTFOLIO