



ARRIS
RESIDENCES



BOSA
DEVELOPMENT



RAD MARKETING

VANCOUVER



320 GRANVILLE | VANCOUVER



CITY GATE | VANCOUVER



THE RESIDENCES AT LYNN VALLEY | NORTH VANCOUVER

SEATTLE



ONE88 | SEATTLE



INSIGNIA | SEATTLE



PACIFIC GATE | SAN DIEGO



DIEGA | SAN DIEGO

CALGARY



MAJOR PAST PROJECT: EVOLUTION | CALGARY



MAJOR PAST PROJECT: THE ROYAL | CALGARY



COMING SOON: CURRIE | CALGARY

BY BOSA
DEVELOPMENT

Bosa Development is a vertically integrated private real estate development company that focuses on building communities that change the way people live.

With over 50 years of building in the Pacific North West, Bosa Development has delivered over 23,000 homes with another 8,000 currently planning, in design or under construction, we are excited to play a key role in elevating the livability of the cities in which we work.





VIEW OF DOWNTOWN AND THE BOW RIVER FROM THE 25TH FLOOR AT ARRIS

UNRIVALLED LOCATION

At the river's edge above East Village, Arris is a stunning new community in a class of its own. Award-winning greenspaces like the RiverWalk and St. Patrick's Island offer endless ways to spend time outside. Their juxtaposition beside the new and historic urban architecture of downtown is uniquely Calgary.



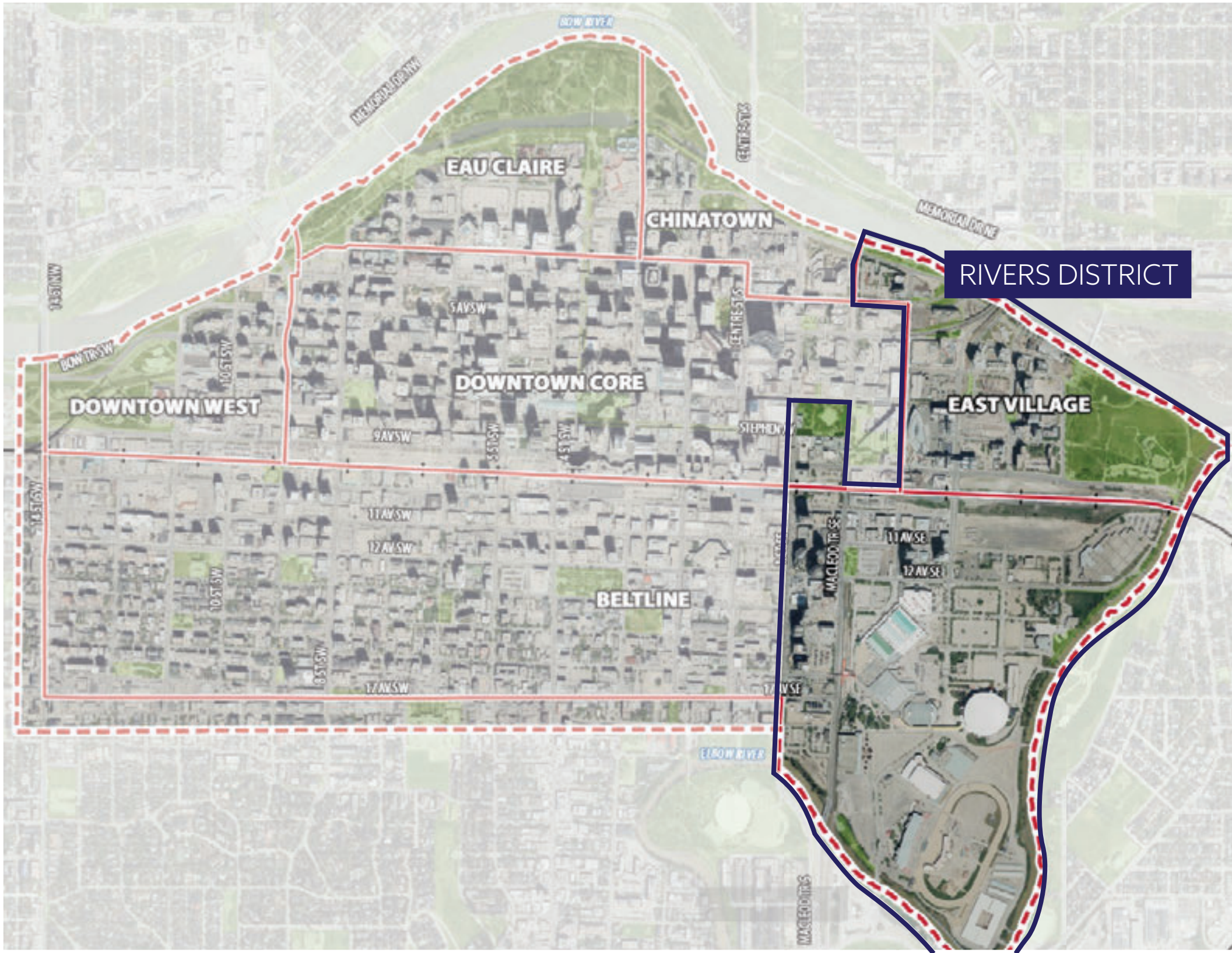
RIVERWALK - EAST VILLAGE



SIMMONS BUILDING

RIVERS DISTRICT

AN URBAN TRANSFORMATION – CALGARY'S NEW CULTURAL + ENTERTAINMENT NEIGHBOURHOOD



+\$1B

IN APPROVED PLANNED SPENDING IN THE RIVERS DISTRICT FOR 2023 AND 2024.

\$500M

BMO EXPANSION PROJECT
COMPLETING JULY 2024

\$480M ARTS COMMON

\$128M 17TH AVE LRT
STATION REBUILD

\$68M OLYMPIC PLAZA
TRANSFORMATION

\$20M STAMPEDE TRAIL

+ NEW THIS YEAR

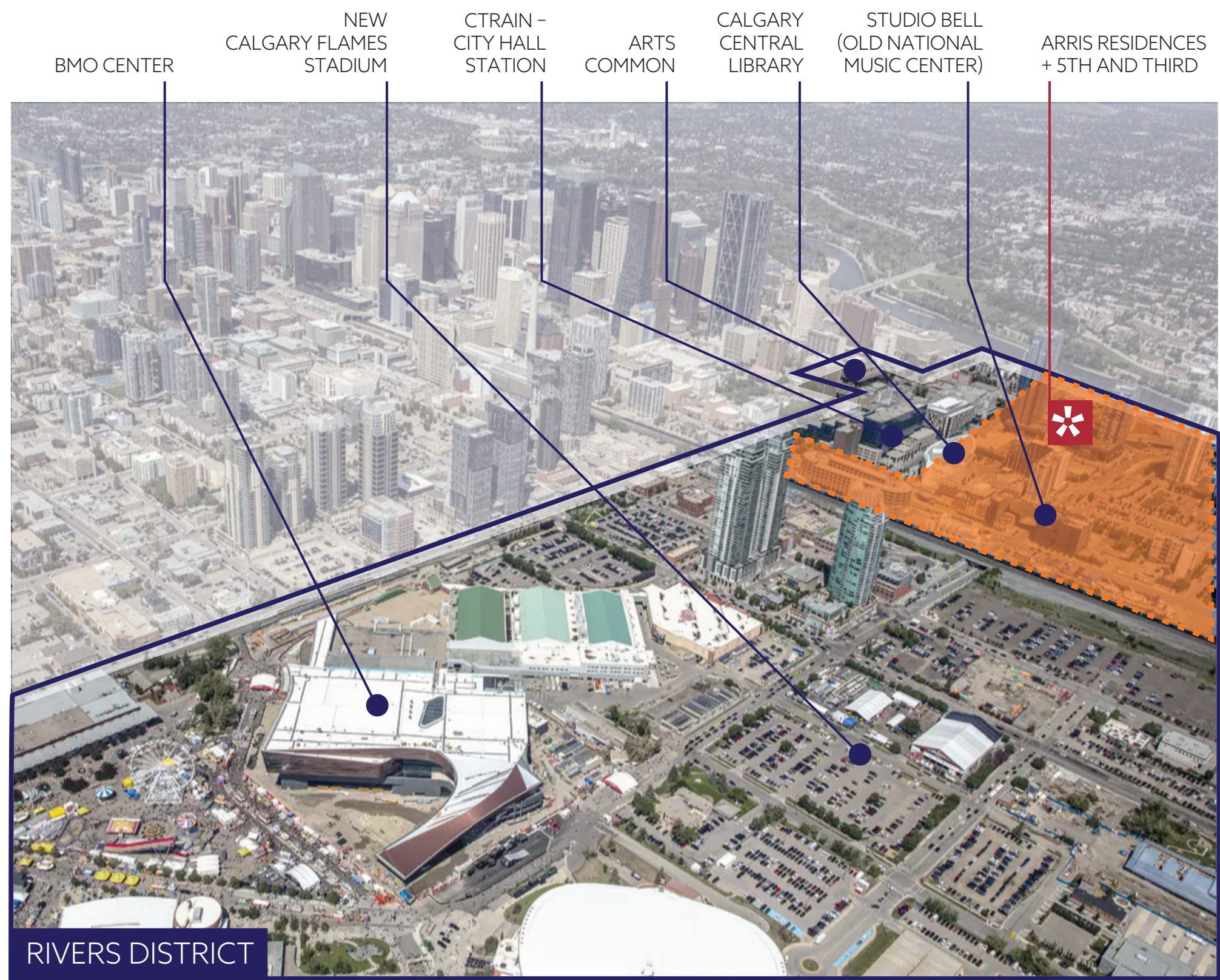
\$800M

CALGARY EVENT CENTRE STARTING SOON!
(NEW HOME FOR THE CALGARY FLAMES)

+\$600M

TO DATE IN INFRASTRUCTURE WORKS
establishing a foundation for the C+E vision
and catalysed investment into the ongoing
development of Calgary's Culture +
Entertainment District.

EAST VILLAGE – CONNECTED TO EVERYTHING



EAST VILLAGE

49 acres

MASSIVE REVITALIZATION CREATING
A NEW CENTRAL HUB FOR A VIBRANT
MIXED - USE INNER CITY

1,700 homes

BUILT TO DATE + 1,800 MORE IN PLANNING

+100,000 SF

OF COMMERCIAL SPACE DELIVERED +
200,000SF MORE TO COME

\$39M

IN INFRASTRUCTURE DELIVERED

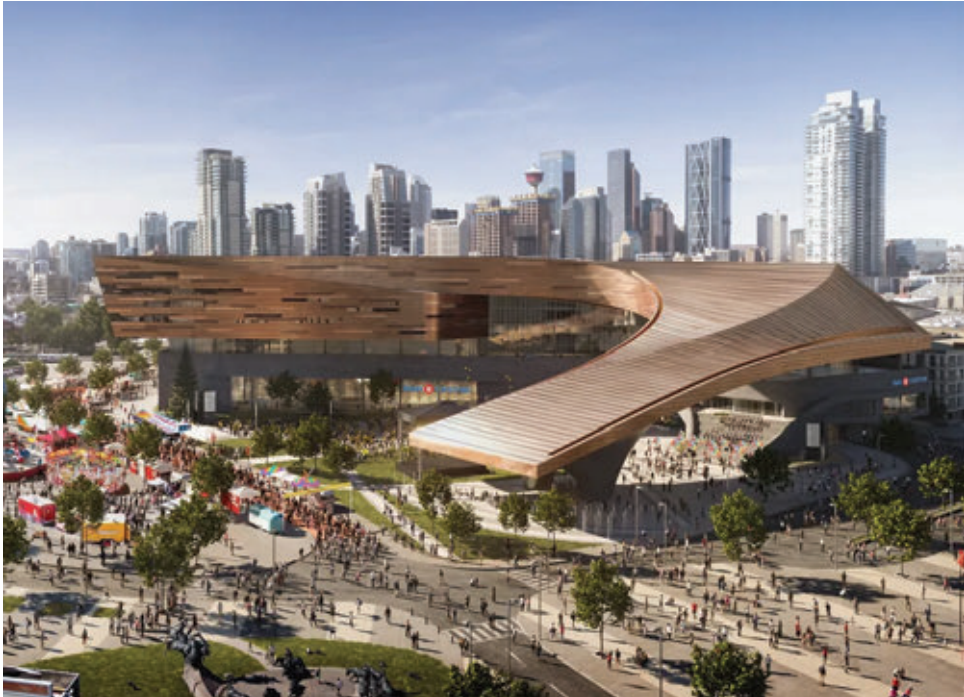
\$3B

TOTAL IN PLANNED PRIVATE
INVESTMENT

BE PART OF THE TRANSFORMATION



CALGARY CENTRAL LIBRARY



CALGARY BMO CENTRE



ARTS COMMON PERFORMING ARTS CENTRE AND ART GALLERY + OLYMPIC PLAZA



CALGARY FLAMES STADIUM AND EVENT CENTRE

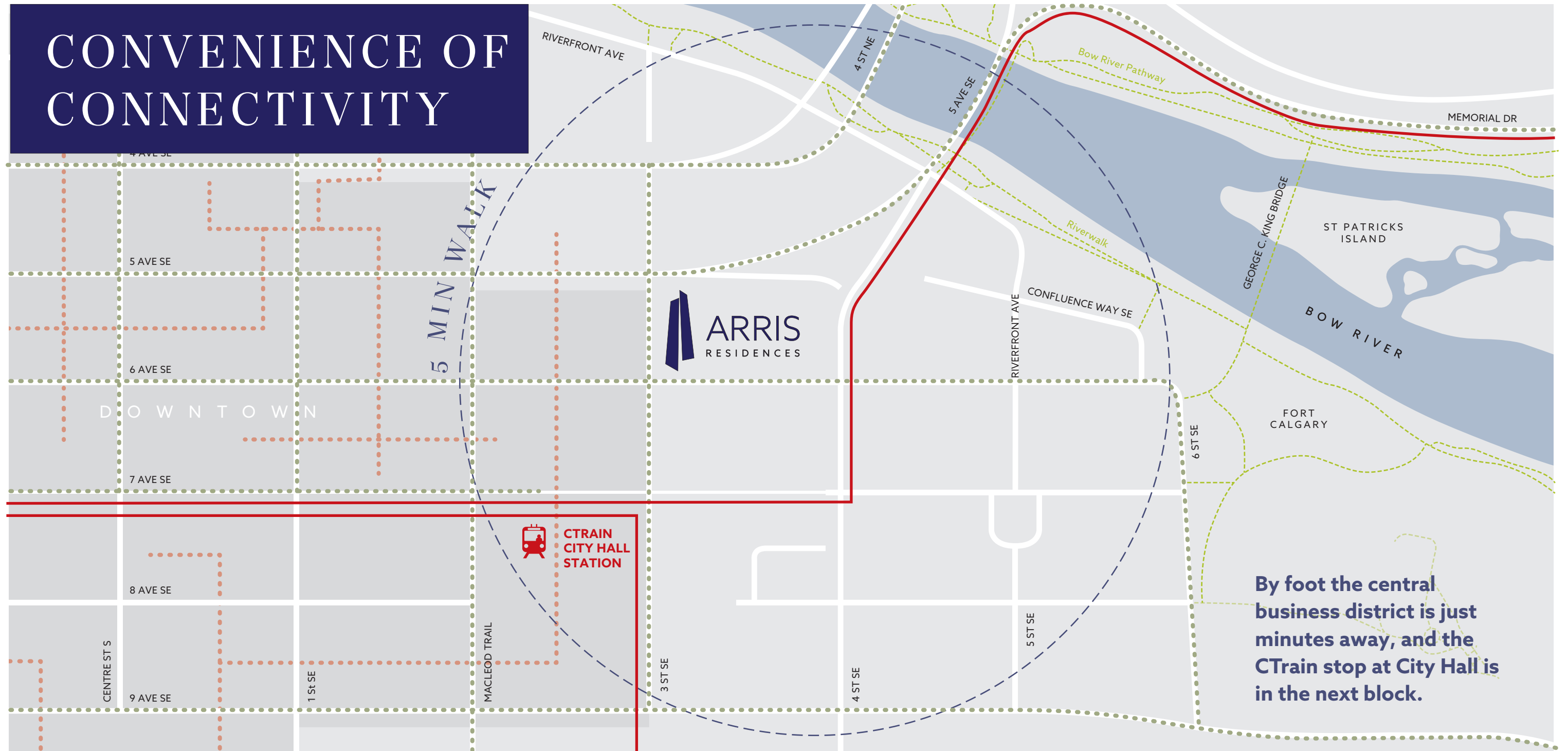


STUDIO BELL - CANADA'S NATIONAL MUSIC CENTRE



17TH AVENUE SE LRT EXTENSION

CONVENIENCE OF CONNECTIVITY



By foot the central business district is just minutes away, and the CTrain stop at City Hall is in the next block.

+15 SKYWALK NETWORK

At 16 kilometers long, the +15 is the world's most extensive pedestrian skywalk system. The +15 Skywalk is comprised of 86 bridges of elevated, weather-protected and climate-controlled walkways in downtown Calgary. Similar to the PATH system in downtown Toronto, the +15 Network is a unique part of Calgary's downtown landscape that enables pedestrian travel between office towers, retail centres and many parking lots within a 50-block area.



CTRAIN LRT

The popular CTrain is a Light Rail Transit (LRT) system, which originates in the downtown core. It operates on two lines; one heading north out of downtown and one heading south. The C-train has some of the highest ridership numbers for LRT systems in North America. Its success is due to the routes & design, as well as the Downtown Free-Fare Zone, where people ride free of charge in the downtown core.

CT BUS SERVICE

The Calgary Transit (CT) Bus service operates regular routes through East Village, the downtown core and throughout the rest of the city. Calgary's fast and efficient public transit system makes it easy to reach any corner of the city from downtown.



ARRIS RESIDENCES – THE TALLEST RESIDENTIAL BUILDING CALGARY’S EAST VILLAGE

337

UNITS TOTAL

41

STOREYS

\$0.65/SF

CONDO FEES

+170,000 SF

OF RETAIL SPACE ACCESSIBLE
BY ELEVATOR

OCCUPANCY: GRANTED



RETAIL AT ARRIS RESIDENCES

DIRECT ACCESS TO OVER 170,000 SF OF
RETAIL WITHOUT HAVING TO GO OUTSIDE!



RIO  **CAN**



WEST ENTRANCE TO 5TH & THIRD RETAIL



2ND FLOOR WEST ENTRANCE TO REAL CANADIAN SUPERSTORE



STREET VIEW OF PROPERTY FROM 5TH AVE LOOKING NORTH



SOUTHWEST CORNER OF PROPERTY, LOOKING AT TD BANK

AMENITIES BUILT IN

25,000+ SF OF AMENITIES INCLUDING:

- Expansive Fitness Centre (yoga room, digital fitness programs, indoor pool)
- Social Lounge
- Private Dining Room
- Study/Conference Rooms
- Lush Outdoor Terrace





FOUR-SEASON INDOOR HEATED POOL AND HOT TUB



SOCIAL LOUNGE DESIGNED TO EXPAND YOUR LIVING SPACE



PRIVATE ROOFTOP AMENITY AREA



EXPANSIVE COMMERCIAL-GRADE FITNESS FACILITY

AR053124F



EXPANSIVE COMMERCIAL-GRADE FITNESS FACILITY

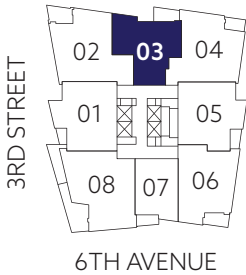
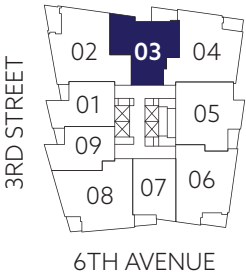


FEATURES AND FINISHES

- Custom Italian kitchen cabinetry
- 30" stainless steel appliances
- Custom window coverings on all windows
- Black-out custom window coverings in bedrooms
- Thermostat-controlled heated flooring in ensuite
- Large format porcelain wall tile in showers

SUITE C₁

2 BEDROOM • 2 BATH
968 SF



▲
N
LEVELS 4-36

LEVELS 37-39

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

SUITE C1

2 BEDROOM · 2 BATH
968 SF

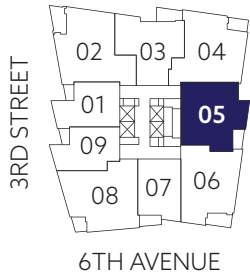
[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)

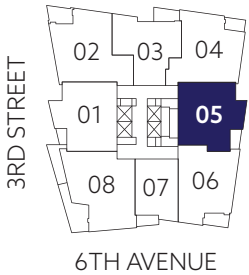


SUITE C₂

2 BEDROOM • 2 BATH
1,081 SF



LEVELS 4-36



LEVELS 37-39

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

SUITE C₂

2 BEDROOM · 2 BATH
1,081 SF

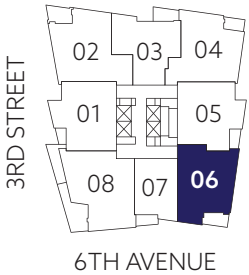
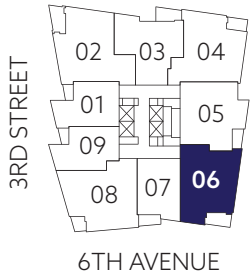
[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)



SUITE C3

2 BEDROOM · 2 BATH
1,109 SF



LEVELS 4-36

LEVELS 37-39

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

SUITE C₃

2 BEDROOM · 2 BATH
1,109 SF

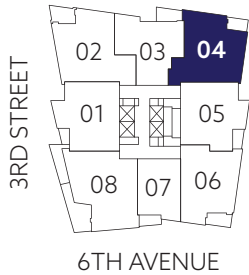
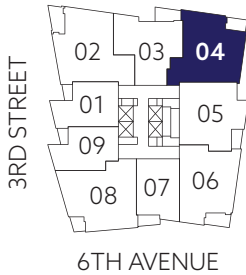
[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)



SUITE C4

2 BEDROOM · 2 BATH
1,194 SF



LEVELS 4-36

LEVELS 37-39

SUITE C₄

2 BEDROOM · 2 BATH
1,194 SF

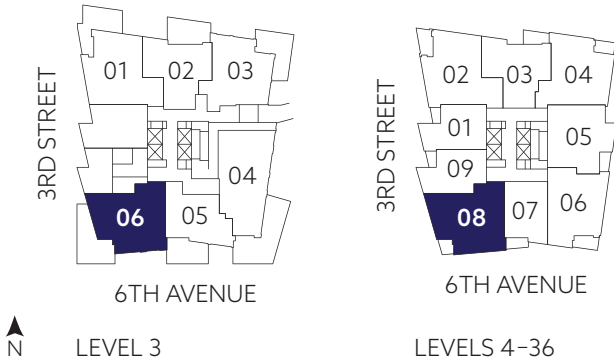
[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)



SUITE D₂

2 BEDROOM · DEN · 2 BATH
1,249 SF



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

SUITE D₂

2 BEDROOM · DEN · 2 BATH
1,249 SF

[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)

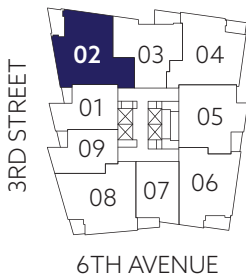


SUITE D3

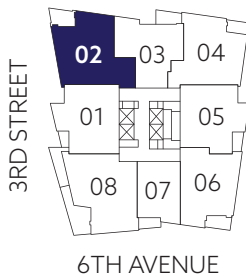
2 BEDROOM · DEN · 2 BATH
1,276 SF



LEVEL 3



LEVELS 4-36



LEVELS 37-39

SUITE D₃

2 BEDROOM · DEN · 2 BATH
1,276 SF

[EXPLORE THE VR TOUR](#)

[DOWNLOAD ENTIRE PHOTO PACKAGE FOR THIS SUITE](#)



FOUR REASONS TO INVEST IN CALGARY

1

AFFORDABILITY

- Affordable Purchase Prices
- Only \$800 in closing costs
- No Tarion Fees
- No DC's
- No HST - Only GST of 5%
- No Section 37
- No Meter Hookups
- No Land Transfer Tax

2

IMMIGRATION

- High GDP Growth
- High Rental Rates
- Positive Net Immigration
- High demand for rentals
- Highest Equity Growth

3

LIVING STANDARDS

- Calgary has the highest incomes in Canada with a low cost of living
- Ample career opportunities
- Ranked 3rd highest livable city
- Arris is the most connected luxury offering on the Calgary market today

4

INVESTMENT FRIENDLY

- Positive Cash Flow Investment
- Alberta laws protect the Landlord
- No rent control
- Rental Guarantee
- High Appreciation Potential
- Up and coming neighbourhood with lots of growth potential and low supply over the next 2 years

The information provided on this page is for general informational purposes only and does not constitute legal, financial, or investment advice. It is strongly recommended that you conduct thorough research and consult with qualified legal, financial, and real estate professionals before making any investment decisions. The author and any affiliated parties assume no responsibility for any actions taken based on the information provided herein and are not liable for any losses or damages resulting from investment activities.

WHY CALGARY

With a robust economy, soaring employment trends, a thriving innovation ecosystem and a ready-for-business attitude, Calgary is the place to be in 2024 and beyond.

8%

CORPORATE
INCOME TAX RATE,
THE LOWEST IN
CANADA

TOP 10

CONSISTENTLY RANKED AS ONE OF THE TOP
10 MOST LIVABLE CITIES IN THE WORLD BY
THE ECONOMIST INTELLIGENCE UNIT

3RD

MOST DIVERSE CITY IN CANADA,
REFLECTING A MULTICULTURAL AND
INCLUSIVE NATURE.

2ND

*LOWEST IN COST OF LIVING
AMONG CANADIAN CITIES



*SOURCE: 2023 MERCER COST OF LIVING SURVEY

LANDLORD COMPARISON

ONTARIO

- Properties **are** rent controlled
- Security deposits are **prohibited**
- No Pet Clauses are **prohibited**
- LTB case processing times can take **up to one year**
- Fixed term leases switch to **month-to-month post 1 year**
- **3% max increase** on units built before 2019

VS

ALBERTA

- Properties **are not** rent controlled
- Security deposits are **permitted**
- No Pet Clauses are **permitted**
- LTB case processing are approx. **one month**
- Fixed term leases **end at expiry of the lease**
- **100% cost escalation** at time of renewal

Market rental rates in downtown Calgary are almost the same as those in downtown Toronto!

IN THE MEDIA

Calgary

Inflation in Alberta is falling but rent increases highest in country, new CPI report says

Price of newly listed rentals increased by more than 16 per cent in April, says Consumer Price Index report



[Kylee Pedersen](#) · CBC News · Posted: May 22, 2024 9:15 AM PDT | Last Updated: May 22



Experts say ongoing population growth in Alberta is a driving factor in the inflated rent numbers. (Ose Irete/CBC)

FIRST TIME IN CALGARY!

1 PRICE FOR ALL STACKS

EXAMPLE:

C2- ALL FLOORS (FL5-14) \$549,000

C3- ALL FLOORS (FL5-14) \$605,000