



TAKING URBAN LIVING
TO THE NEXT LEVEL



ACTUAL VIEW LOOKING WEST TO DOWNTOWN

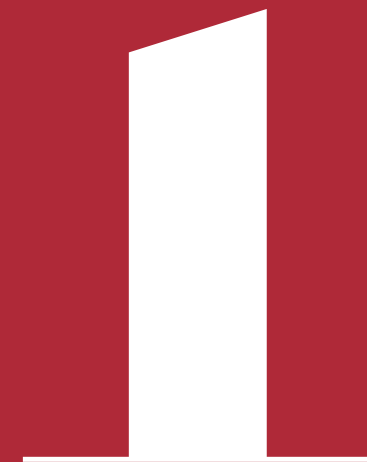
WHERE DOWNTOWN MEETS EAST VILLAGE

At the river's edge above East Village, Arris is a stunning new community in a class of its own.

Arris is proud to offer downtown living with no compromises. From the size and quality of your home, to the curated lifestyle-focused services and amenities, Arris delivers an amenity-rich urban experience that will provide everything residents will desire, and without having to leave the building. Arris is a community that reflects your lifestyle and values, in Calgary's most energized urban location.

HOMES WITHOUT
COMPROMISE

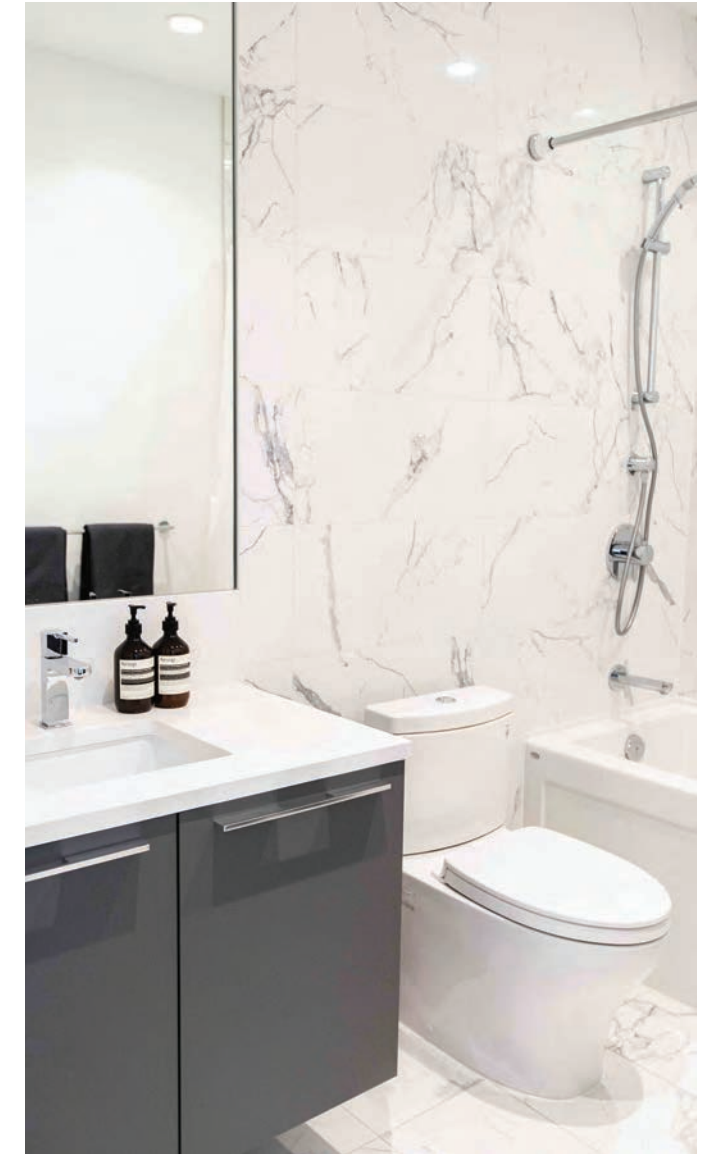
RIVERFRONT RESIDENCES THAT
DO NOT COMPROMISE ON SPACE,
QUALITY, DESIGN OR VIEWS



EXPANSIVE HOMES, & MODERN FEATURES

Everything is just where it needs to be with smart, substantial storage, clean lines and designer details.





LIVING LARGE

Spacious, highly livable suites with vertically extended windows and spacious balconies or terraces in every home that maximize stunning river and city views.

Featuring bright and open floor-plans, with flexible layouts and generous square-footage, these homes were purposefully designed to provide the ultimate livable space. Loaded with distinctive details and modern conveniences, including USB smart plugs, atmospheric lighting, blinds and more, your home is designed for maximum comfort and control.

LEVELS 4 – 36

03 SUITE C1
2 BEDROOM · 2 BATH
INTERIOR 968 SF



02 SUITE D3
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,276 SF

04 SUITE C4
2 BEDROOM · 2 BATH
INTERIOR 1,194 SF

01 SUITE B3
1 BEDROOM · DEN · 1 BATH
INTERIOR 701 SF

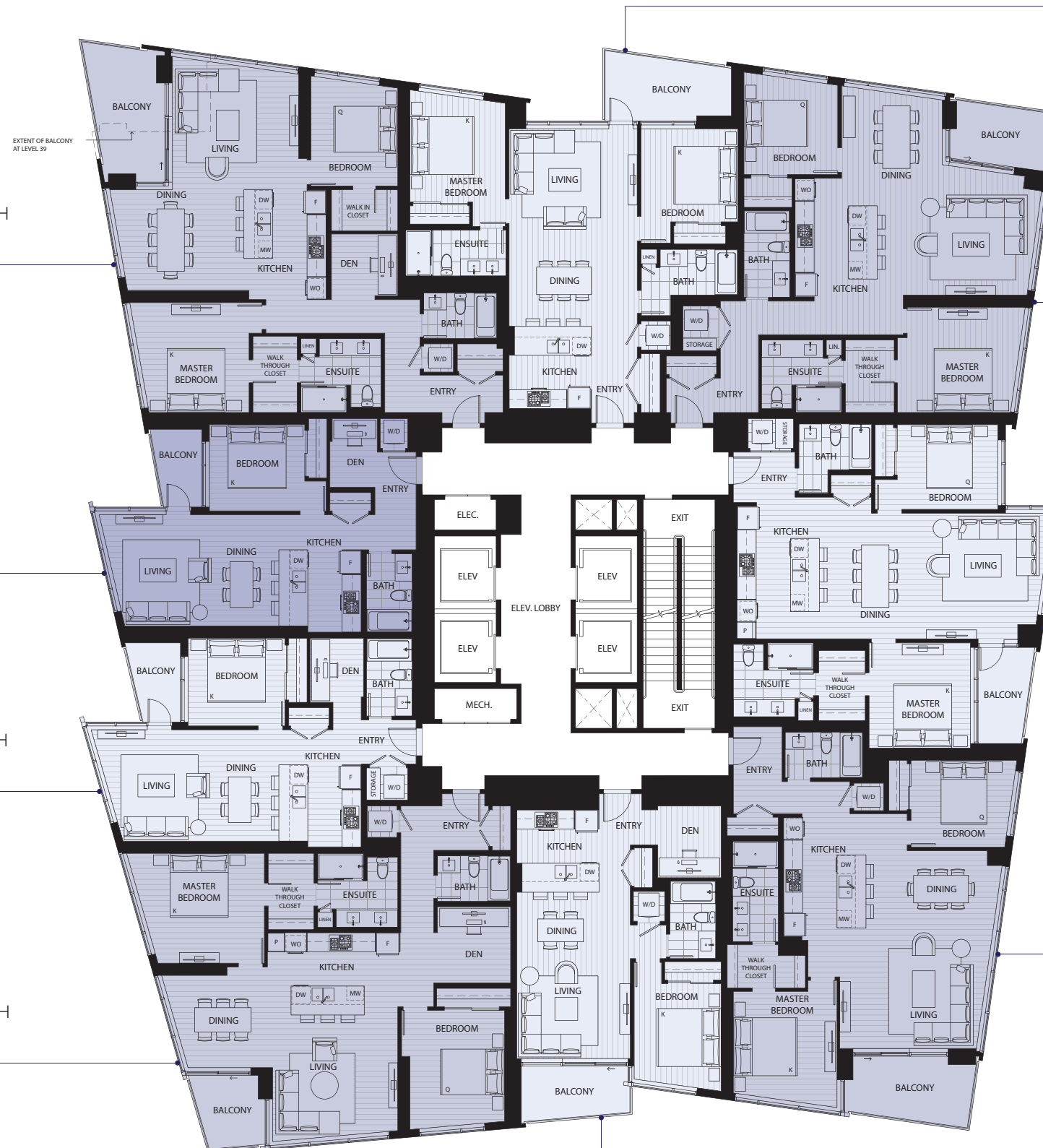
05 SUITE C2
2 BEDROOM · 2 BATH
INTERIOR 1,081 SF

09 SUITE B2
1 BEDROOM · DEN · 1 BATH
INTERIOR 698 SF

06 SUITE C3
2 BEDROOM · 2 BATH
INTERIOR 1,109 SF

08 SUITE D2
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,249 SF

07 SUITE B1
1 BEDROOM · DEN · 1 BATH
INTERIOR 695 SF



LEVELS 37 - 39

03 SUITE C1
2 BEDROOM · 2 BATH
INTERIOR 968 SF



02 SUITE D3
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,276 SF

04 SUITE C4
2 BEDROOM · 2 BATH
INTERIOR 1,194 SF

01 SUITE D1
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,089 SF

05 SUITE C2
2 BEDROOM · 2 BATH
INTERIOR 1,081 SF

08 SUITE D4
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,312.6 SF

06 SUITE C3
2 BEDROOM · 2 BATH
INTERIOR 1,109 SF

07 SUITE B1
1 BEDROOM · DEN · 1 BATH
INTERIOR 695 SF



LEVELS 40 - 41

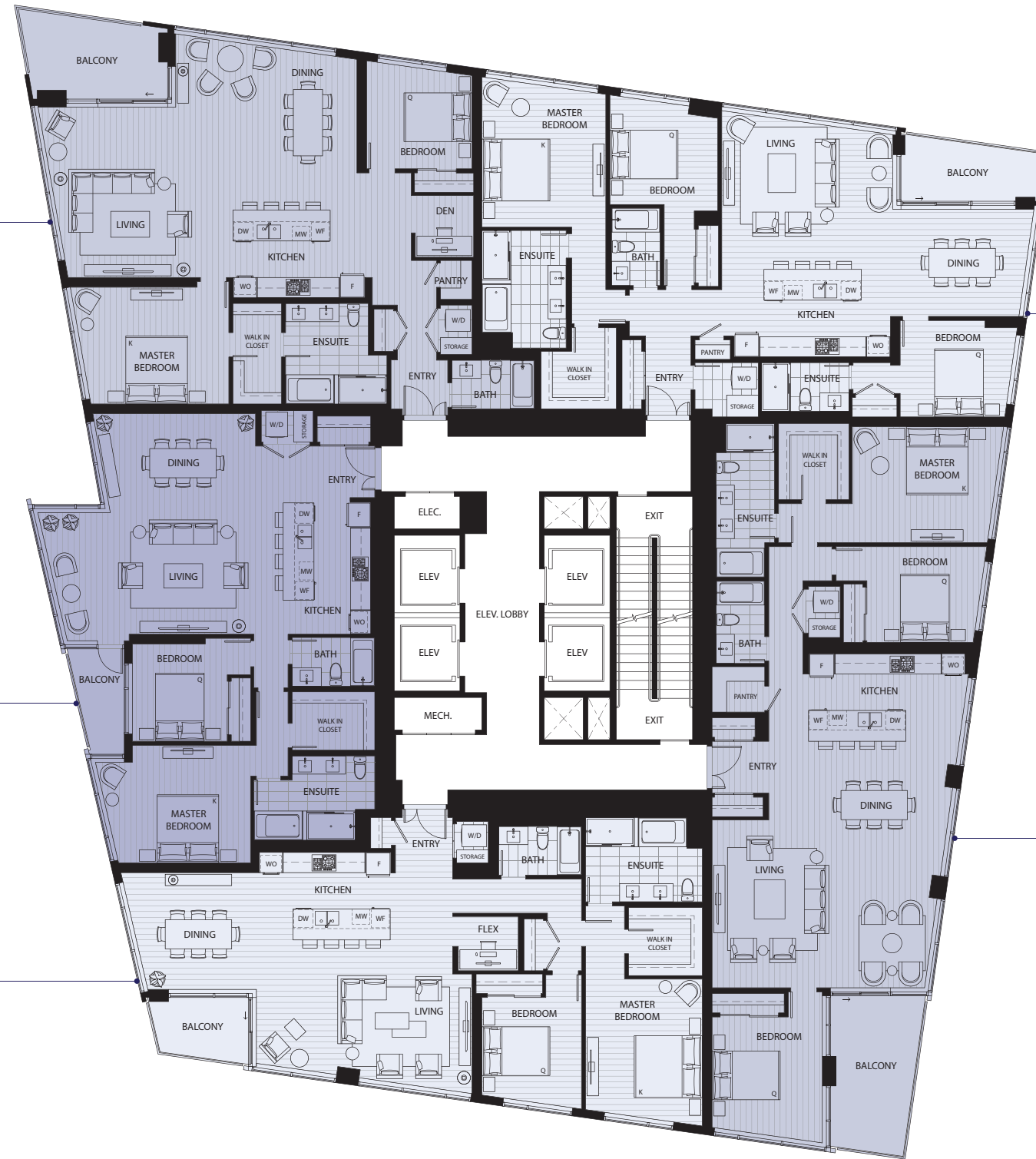
02 PENTHOUSE D2
2 BEDROOM · MEDIA · DEN · 2 BATH
INTERIOR 1,592 SF

03 PENTHOUSE E1
3 BEDROOM · 3 BATH
INTERIOR 1,646 SF

01 PENTHOUSE C1
2 BEDROOM · 2 BATH
INTERIOR 1,364 SF

04 PENTHOUSE E2
3 BEDROOM · 2 BATH
INTERIOR 1,757 SF

05 PENTHOUSE D1
2 BEDROOM · DEN · 2 BATH
INTERIOR 1,502 SF



AMENITIES

BEST-IN-CLASS INDOOR AND OUTDOOR
SPACES THAT SET THE STANDARD FOR
NEXT LEVEL LIVING IN CALGARY



CALGARY'S MOST ACCLAIMED AMENITIES

Indoor and outdoor spaces were purposefully designed to create the ultimate landscape to work out, to meet, to create, to relax and to entertain. This premium residents-only club is destined to expand your living space and enhance your free time.





- Outdoor Lounge
- Indoor Lounge
- Study / Conference
- Fitness
- Yoga / Stretch Room
- Pool
- Greenspace



YOUR RETREAT

From intimate nooks to open lawns, benches to fire pits, the mix of zones creates a wealth of opportunities for socializing or enjoying a serene retreat without ever hitting the street.

Superior building amenities make Arris THE place to be, offering premium fitness and social spaces that outshine the most exclusive private clubs.





JOIN THE CLUB - WORK, WORK OUT OR PLAY

Best-in-class private indoor and outdoor spaces create the ultimate landscape to work out, to meet, to create, to relax and to entertain. Whether you want to work up a sweat or host a party for friends and family, Club Arris will offer an impressive mix of fitness facilities and social spaces. From a pool and gym to private dining and separate entertainment lounge.



FITNESS FACILITY

Cancel your gym membership now, because this expansive commercial-grade fitness facility is second to none. This space will exceed all of your health and wellness expectations, without ever having to step outside your building.



SPACES THAT SET THE STANDARD FOR NEXT LEVEL LIVING IN CALGARY



20 CARDIO MACHINES

- 2 Trueform Air Runners
- 1 Precor Upright
- 2 Precor Recumbent
- 3 Precor Elliptical
- 1 Precor Amt
- 4 Precor Treadmills
- 2 Water Rowers
- 5 Keiser Spin Bikes

4 STRENGTH MACHINES:

- 1 Hoist Roc-it Chest
- 1 Hoist Roc-it Leg Press
- 1 Hoist Roc-it Leg Curl
- 1 Hoist Roc-it Leg Abdominal

6 FREE WEIGHTS / FUNCTIONAL MACHINES:

- Torque X-create 4 Module Functional Wall W' Lifting Platforms
- Torque X-create 7 Module 2-sided Centre
- Torque 2-tier 10 Pair Db Rack

FITNESS ON DEMAND

- Onscreen personal trainer at the touch of a button. Access a library of over 1,000 personalized fitness programs (including HIIT, core-strength, cycling, yoga and other specialty fitness classes) from global, powerhouse fitness brands.

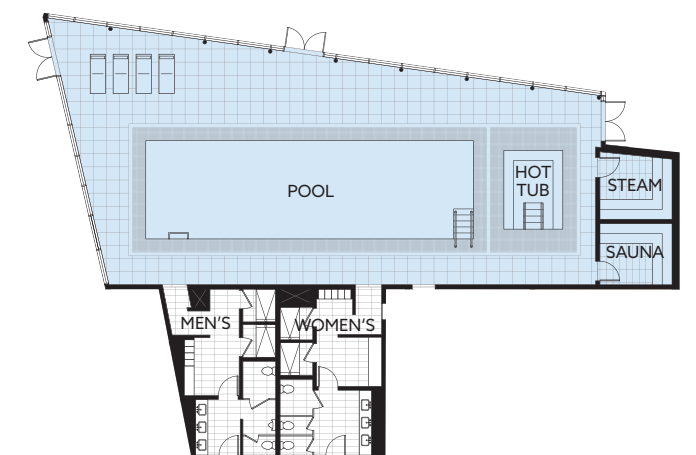
YOGA STUDIO / GROUP EXERCISE SPACE

- Self-contained spacious area with floor-to-ceiling mirrors for self-directed yoga practices or organized group classes.



POOL, SAUNA & HOT TUB

- Four-season indoor heated pool with hot tub, to be enjoyed whenever you desire
- Adjoining outdoor deck and green space, complete with seating in the pet-friendly area.
- Wet steam
- Dry sauna
- Well-appointed men's and women's change rooms, complete with storage lockers, showers, washrooms and changing areas



LUXURY ENTERTAINING AND SOCIALIZING SPACES TICK ALL OF THE BOXES, WITH NO COMPROMISES.

SOCIAL LOUNGE

- 2 self-contained theatre-style viewing pods provide the ultimate comfortable lounge space. With ample seating and a flat screen TV, this is an ideal spot for meeting friends, watching the big game, or just relaxing
- Make use of the wet bar and communal harvest table or take advantage of the more intimate seating areas available

PRIVATE DINING

- Chef-inspired kitchen, complete with two generous dining tables with seating for 20 people, is the perfect place to entertain any group
- Set-up, clean up and event management can be handled by Arris, which allows residents the convenience of entertaining at home, without the hassle




VIDEO CONFERENCE STUDY ROOMS

- 4 private rooms are available for virtual or small in-person meetings. Designed with privacy in mind, each room is fully wired and Wi-Fi ready to accommodate all of your video conferencing needs
- High-Speed Wi-Fi throughout amenity areas


LUSH OUTDOOR TERRACE

- Curated outdoor spaces provide the ultimate setting for entertaining, overlooking the downtown skyline
- Partitioned into separate inviting spaces with comfortable outdoor furniture
- Well-placed planters provide privacy between lounge areas
- Central BBQ dining area with communal table for the ultimate in outdoor grilling
- Extensive green space throughout
- Grassed area with communal lawn games. Giant Jenga, anyone?

UNRIVALLED
CONVENIENCE



ACCESS TO OVER 170,000 SF OF ESSENTIAL
SERVICES - INCLUDING URBAN GROCER, WINE
& SPIRITS AND OTHER LIFESTYLE RETAILERS -
WITHOUT LEAVING THE BUILDING



Now more than ever, home is where you live, work and play. Our curated building amenities provide an elevated lifestyle where you can do all that (and more).



EVERY DAY ESSENTIALS

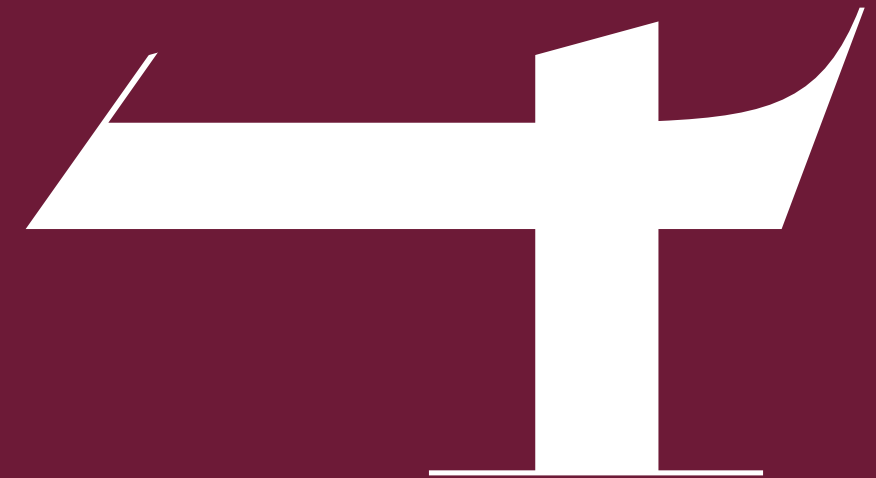
Arris rises 41 storeys over a base of commercial retailers, anchored by the 80,000 sf. urban-format Real Canadian Superstore. Surrounded by a host of other everyday essentials, the 5th and THIRD block offers a lifestyle of comfort and convenience unsurpassed anywhere in the city today. From banking to shopping for the perfect wine for tonight's gourmet dinner, you'll find it all right here.

ON-DEMAND SERVICE

Arris offers a suite of personal services and on-demand offerings that make for a seamless, tailored living experience. Our VIP Concierge Service ensures that Arris provides worry-free living at its finest. Plus, practical conveniences like secure package lockers and storage lockers, EV charging stations and controlled access entry make living here perfect for your urban lifestyle.

EAST VILLAGE

CONNECTING DOWNTOWN TO THE RIVERFRONT
- WHERE COMMUNITY, PARKS, ART, CULTURE
AND ENTERTAINMENT CONVERGE





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.



LIFE IS
HAPPENING HERE

Innovative, forward-thinking businesses and retailers both large and small are moving in here. East Village is where urban life in Calgary is thriving. Where art meets culture, where nature is celebrated and urban life thrives. It is dynamic, creative, optimistic, exciting and alive.



RIVERWALK - EAST VILLAGE



CALGARY CENTRAL LIBRARY



CALGARY BMO CENTRE



CTRAIN LRT - EAST VILLAGE



RIVER FRONT LANE SE

NATURE MEETS URBAN

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.



DINING ●

- 1 8 Cakes Bake Shoppe & Cafe
- 2 Alley Burger
- 3 Charbar
- 4 Chix Eggshop
- 5 Cochu Chocolatier
- 6 Connie and John's
- 7 Eight
- 8 Fortuna's Row
- 9 Freshslice Pizza
- 10 Good Earth Coffeehouse

RETAIL ●

- 11 King Eddy
- 12 Magpie
- 13 Nupo
- 14 Panago Pizza
- 15 Parlour Ice Cream
- 16 Phil & Sebastian Coffee Roasters
- 17 Point 12
- 18 Sidewalk Citizen Bakery
- 19 Soleil Bistro & Bar

SERVICE ●

- 1 Corner DrugStore
- 2 Davidson Jewels
- 3 East Calgary General Store
- 4 East Village Liquor Boutique
- 5 Fresh Village Farms
- 6 Frilly Lilly
- 7 Olympia Liquor East Village
- 8 Real Canadian Superstore
- 9 Who Cares Wear
- 10 Winners

SERVICE ●

- 1 Barber Culture
- 2 Bow Cycle E-Bikes
- 3 Carya Village Commons
- 4 ChiChi Nails & Spa
- 5 Clinic Sport & Health
- 6 CrushCamp
- 7 East Village Barbers
- 8 East Village Dry Cleaners & Alterations
- 9 Kidko Child Development Centre

SITES ●

- 10 Queen Lash Bar
- 11 Randell's Fine Drycleaning
- 12 RedBloom Salon
- 13 Riverwalk Dental
- 14 Scotiabank
- 15 TD Canada Trust
- 16 The East Loft
- 17 The Good Side
- 18 V Medi Spa

SITES ●

- 1 Calgary City Hall
- 2 Calgary TELUS Convention Centre
- 3 Calgary Tower
- 4 Central Library
- 5 City Hall
- 6 Glenbow Museum
- 7 Harry Hays Building
- 8 Olympic Plaza
- 9 Studio Bell

SITES ●

- 10 Suncor Energy Tower
- 11 The Bow
- 12 Trout Beach

EDUCATION ●

- 1 University of Lethbridge - Calgary Campus
- 2 Bow Valley College North



CTrain - City Hall Station

..... +15 Skywalk

EAST VILLAGE

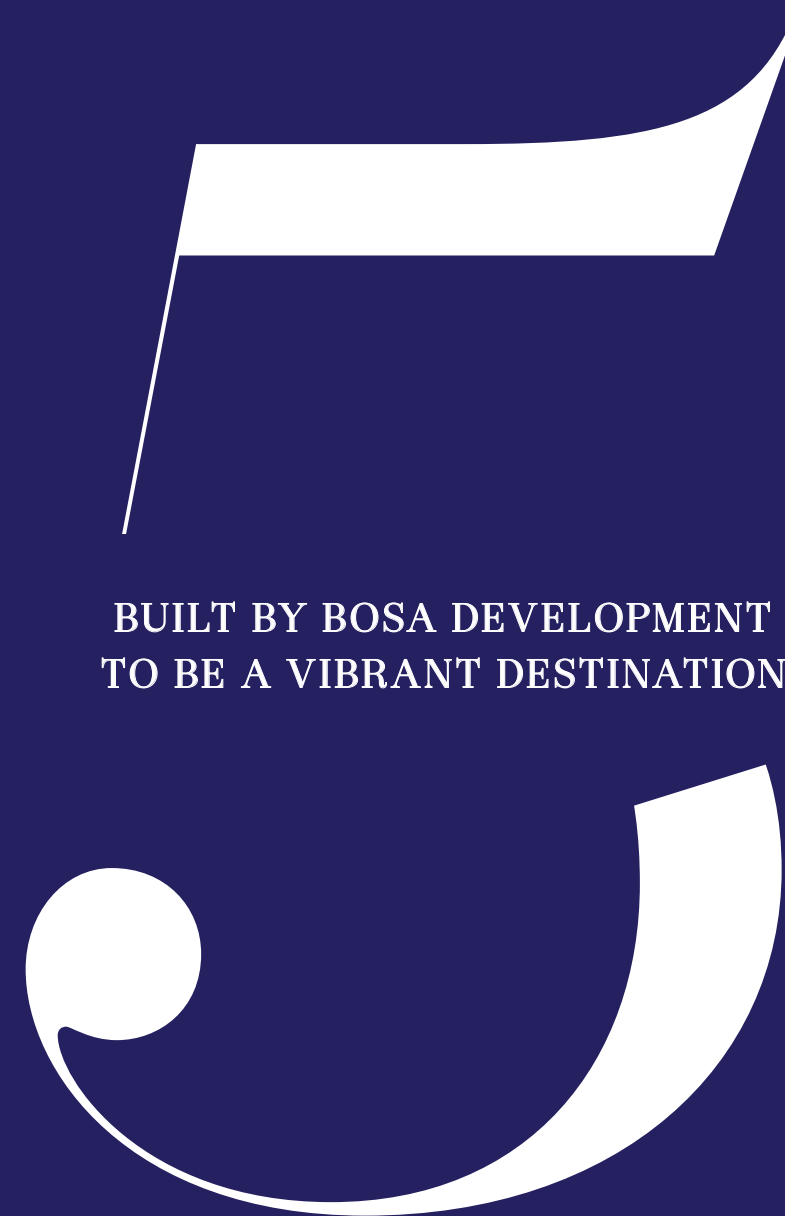
By foot the central business district is just minutes away, and the CTrain stop at City Hall is a block away.



CALGARY
THE CITY TO WATCH

BY BOSA DEVELOPMENT

BUILT BY BOSA DEVELOPMENT
TO BE A VIBRANT DESTINATION





MAJOR PAST PROJECT: EVOLUTION | CALGARY



MAJOR PAST PROJECT: THE ROYAL | CALGARY



NOW SELLING: ARRIS | CALGARY



COMING SOON: CURRIE | CALGARY

CALGARY

Bosa Development is dedicated to enhancing urban communities with architecturally stunning homes that provide an amenity-rich living experience. We have a long-term vision, setting our sights on Calgary's most vibrant neighbourhoods and desirable districts. Every detail of your new home is considered and executed with superior craftsmanship and precision. From conceptual planning to handing over the keys, we treat every phase of our residential development process with passion, care and attention.



320 GRANVILLE | VANCOUVER



PACIFIC GATE | SAN DIEGO

BY BOSA DEVELOPMENT

Think different. At Bosa Development we aim higher. Our plans, designs and quality set us apart.

Building on more than half a century of expertise and leadership, we strive to exceed expectations with every home we build and project we undertake. We are bold, forward-looking, and committed to acting with integrity. We see development potential differently than others. We pursue urban design excellence and are long-term investors in the places we build, making our communities coveted destinations. With every project, we strive to elevate expectations, with livability always at the core.



CITY GATE | VANCOUVER

ARRISRESIDENCES.CA



Kevin Yeung
Managing Partner
403.669.6611
kevin@cityhomesrealty.ca

Will Yeung
Managing Partner
403.978.3072
will@cityhomesrealty.ca

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