



SUITE READY LIVING AT UPPER GREENWICH

Welcome to **Suite Ready Living at Upper Greenwich**, an exclusive offering by New West Custom Concepts, designed to redefine how Calgarians live, invest, and prosper in one of the city's most desirable northwest communities.

This limited-release collection of Personalized Homes is the only development in Calgary to seamlessly integrate multiple independent living spaces thoughtfully integrated into one property. This includes a main residence, with options for a legal basement suite, and a detached, legal garden suite above the garage.

Every home is crafted to evolve with your lifestyle. Whether you are accommodating multi-generational living, welcoming short or long term tenants, running a home-based business, or committed to building lasting wealth, Suite Ready Living combines thoughtful design with financial intelligence.

More than a home, this is a complete lifestyle model, flexible and future-ready, tailored for modern families, aspiring professionals, evolving homeowners, creative entrepreneurs, and savvy investors alike.

With only a select number of **Personalized Homes** available, **Suite Ready Living** represents a once-in-a-generation-opportunity!

THE VALUE ADVANTAGE

How Suite Ready Living Redefines Affordability

Suite Ready Living provides a smart, sustainable path to financial security. By offering multiple independent living spaces thoughtfully integrated into one property, homeowners reduce the need for separate housing costs, keeping wealth within the family and building equity over time.

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Comparison to Calgary's Rental Market

Calgary's housing and rental prices continue to climb, with one-bedroom suites in northwest Calgary averaging nearly \$2.95 per sq. ft., or between \$1,700 and \$2,500 per month.

Suite Ready Living offers a smarter, more thoughtful alternative. Each purpose-built, legal basement suite combines exceptional livability and lasting value with the same high standards as the main residence, thoughtfully designed around New West's pillars of healthy, sustainable, intelligent, maintenance-free living. This living arrangement makes it possible to offer a family-friendly rental rate instead of the market rental rate, while still providing a private, independent living space. The rental income offsets the mortgage, keeps wealth circulating within the family, and illustrates how this shared housing solution benefits everyone's long-term financial well-being.

| Home Model | Average Calgary Rent (based on \$2.95 sq. ft.) | Suite Ready Living Family Rate (based on \$2.25 sq. ft.) | Monthly Savings* | Annual Savings |
|--|---|---|------------------|----------------|
| Albany (700 sq.ft.) | \$2,065.00 | \$1,575.00 | \$490.00 | \$5,880.00 |
| Brooklyn Bungalow (1166 sq.ft.) | \$3,439.70 | \$2,623.50 | \$816.20 | \$9,794.40 |
| Manhattan (530 sq.ft.) | \$1,563.50 | \$1,192.50 | \$371.00 | \$4,452.00 |
| Manhattan II (547 sq.ft.) | \$1,613.65 | \$1,230.75 | \$382.90 | \$4,594.80 |
| Nolita II (851 sq.ft.) | \$2,510.45 | \$1,914.75 | \$595.70 | \$7,148.40 |
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| Soho (821 sq.ft.) | \$2,421.95 | \$1,847.25 | \$574.70 | \$6,896.40 |
| Tribeca (647 sq.ft.) | \$1,908.65 | \$1,455.75 | \$452.90 | \$5,434.80 |

* Savings are calculated based on the square footage of each suite compared to Calgary's average one-bedroom rental rate per square foot and the proposed family-friendly rate. These example calculations are estimates, and actual savings may vary depending on fluctuations in market rental rates.

Additionally, New West's Upper Greenwich Lane Home Models include a 668–720 sq. ft. detached Garden Suite over the garage, offering even more flexibility. Valued at an equivalent rental range of \$1,750–\$2,100 per month, comparable to Calgary's premium two-bedroom market, this space can be used similar to the basement suite. It can be rented to family at a discounted rate or leased on the market to generate income, providing an additional opportunity for savings and financial benefit.

2

Comparison to University Residence

Student residence at University of Calgary, SAIT, and Mount Royal typically costs \$1,000 to \$1,400 per month, or \$8,000 to \$11,200 per academic year. Over four years, that totals \$32,000 to \$44,800 in temporary housing with no long-term return. Suite Ready Living allows your own child to live independently in a private, family-owned suite, avoiding external rent, while building family equity.

3

Comparison to Senior & Assisted Living

Senior and Assisted Living in Calgary typically costs between \$4,500 and \$6,000 per month, with luxury facilities exceeding \$7,000. By comparison, a Suite Ready Living home can provide a private, independent Garden Suite for an aging parent or relative at a maximum cost of \$2,100 per month, based on the suite's value, saving families more than half the cost of traditional senior housing or care-based living options. Over five years, this represents a potential **savings of \$144,000 or more.**

Beyond the financial advantage, this approach provides peace of mind, personalized care, and the comfort of keeping loved ones close in a familiar, nurturing environment, all without sacrificing privacy or autonomy.

4

Comparison to Commercial or Office Rentals

Calgary office space averages \$15-\$50 per sq.ft. per year, depending on location and building class. A 720 sq.ft. office, comparable in size to a Garden Suite, can cost \$10,800 to \$36,000 annually.

By using a Garden Suite as a professional workspace, homeowners can convert rent payments into equity, **potentially saving \$10,000-\$11,000 per year**, while enjoying a tax-deductible, client-ready environment at home.

THE INCOME ADVANTAGE

How Suite Ready Living Builds Wealth

Beyond savings, Suite Ready Living creates meaningful income potential. With three independent living spaces thoughtfully integrated into one property, homeowners can generate diversified income streams, adapt to changing needs, and optimize long-term returns without sacrificing design or privacy.

Income-Generating Opportunities

Primary strategies to generate income and return on investment from Suite Ready Living homes include:

■ Long-Term Rental Strategy

Live in one unit and lease the others for stable monthly income. Many homeowners generate more than \$20,000 per year, dramatically reducing their mortgage and accelerating equity growth.

■ Short-Term Rental Opportunity (Airbnb/VRBO)

Host visiting professionals or tourists in a self-contained suite. Earn premium nightly rates while retaining the flexibility to use the space for family or guests when needed.

■ Mortgage Helper for First-Time Buyers

Transform your first home into an investment from day one. Rental income from a legal suite can offset a large portion of monthly mortgage payments, making home ownership more attainable.

■ Future-Proof Investment Property

Start as an owner-occupant and transition to a full rental triplex as your lifestyle evolves. Your home adapts to your changing needs while continuing to build long-term value and income potential.

Flexible Living That Creates Opportunity

These real-life living scenarios deliver both lifestyle benefits and income opportunities:

■ Multi-Generational Living

Parents, grandparents, or adult children can live independently yet remain connected. Each suite provides privacy and comfort while keeping family close and can easily convert to a rental as needs evolve.

■ University Student Accommodation

Offer your university-aged child, or students attending nearby post-secondary campuses, an independent, safe, and affordable place to live. Generate reliable income while building family equity.

■ Home-Based Business or Professional Suite

Convert a suite into a client-ready workspace or private studio, eliminating costly commercial lease expenses while maintaining a professional setting within your property.

■ Sandwich Generation Flexibility

Support both parents and children under one roof. Dedicated suites for each generation maintain autonomy and comfort while strengthening family connection and building family equity.

■ Guest or Caregiver Accommodation

Create a comfortable, private space for visiting family members, caregivers, or live-in help. When unoccupied, the suite can serve as a short-term rental for added income.

■ Community Builder

Host exchange students, visiting professionals, or relocating newcomers. Build meaningful community connections while generating supplemental income from your property.

Discover Suite Ready Living at Upper Greenwich

Suite Ready Living at Upper Greenwich is where design, flexibility, and financial intelligence meet.

Whether you are nurturing family, building wealth, or redefining how you live and work, this is your opportunity to own a property that adapts to your lifestyle and creates measurable value over time. Schedule a consultation to explore your personalized home options and projected financial scenarios.