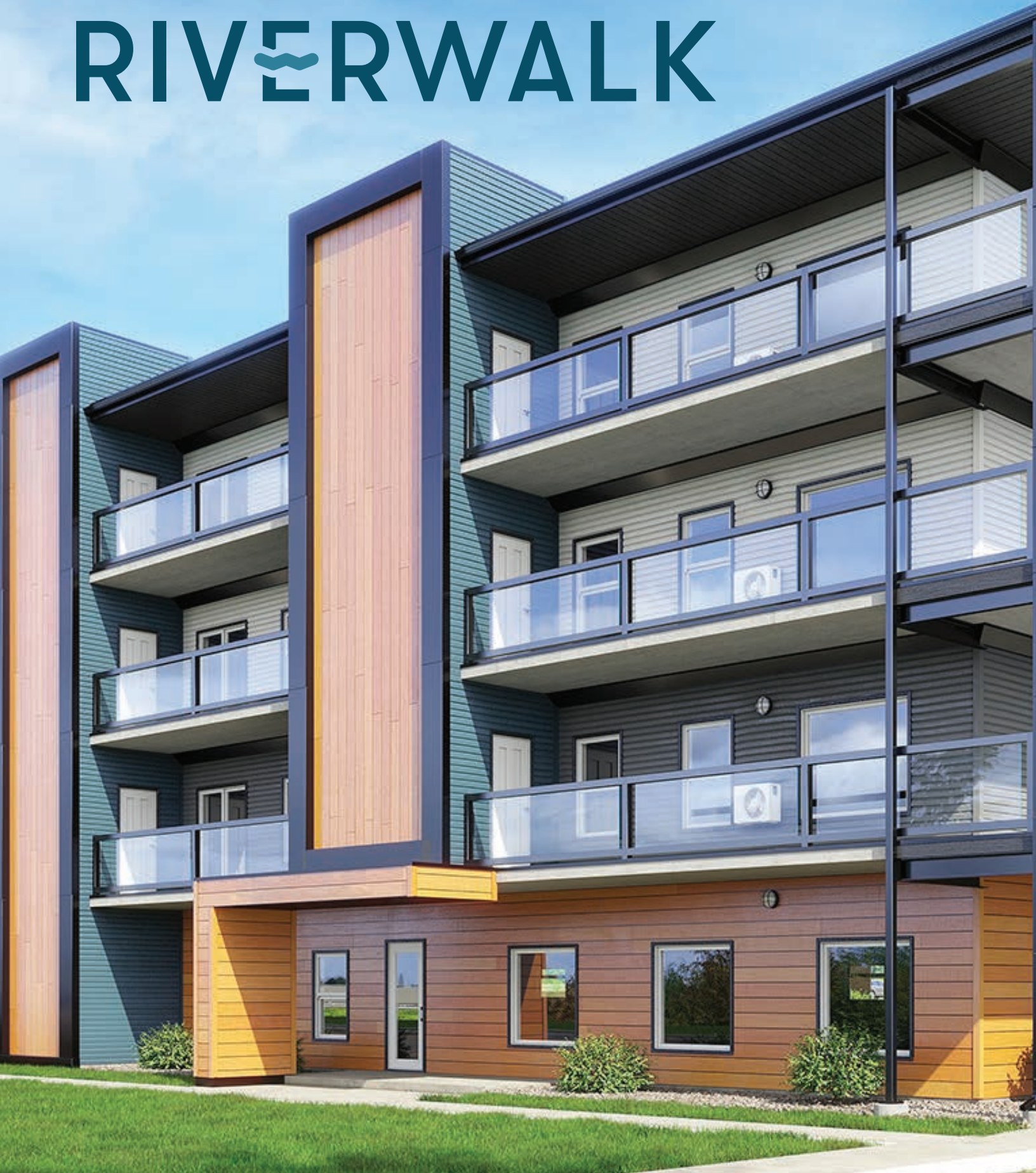


# RIVERWALK



1064 1 STREET SW, MEDICINE HAT, ALBERTA



# RIVERWALK

Located steps away from the South Saskatchewan River Riverwalk is ideally situated close to downtown, the river trail system, the Medicine Hat Regional Hospital and the Trans-Canada highway.

With thoughtful floor plans, exceptional craftsmanship and superior finishes Riverwalk is the perfect fit for anyone looking to downsize or right-size in Medicine Hat.

This 24-suite adult-oriented condominium development includes a furnished social room with kitchenette, and two extra common rooms for the owners to tailor to their collective needs.

Riverwalk offers one- and two-bedroom suites in a variety of sizes and layouts to choose from. Each suite includes a spacious balcony and storage unit(s), and one parking stall in the EV-friendly, grade-level, heated parkade. Outdoor parking will be available for guests.

The development includes an elevator, and a comprehensive sprinkler and fire alarm system. Superior materials and construction methods (such as our eight-inch concrete floors and dual-wall systems) provide excellent soundproofing and fire protection.

Just steps away from river trails, local shops, restaurants and services, owners will be able to leave the car at home and walk or cycle to nearby amenities and green spaces.

## A FEW OF THE MANY SERVICES MEDICINE HAT OFFERS

### GROCERY STORES

1 Safeway	4 min	8 min	31 min
2 IGA Foodland	6 min	13 min	44 min

### MEDICAL CARE & PHARMACIES

3 Greg's Remedy's Rx Drugstore	2 min	2 min	10 min
4 Medicine Hat Regional Hospital	2 min	3 min	15 min

### RETAIL & SERVICES

5 Windmill Garden Centre and Butterfly House	1 min	1 min	4 min
6 Zealous Beauty Bar	3 min	4 min	19 min

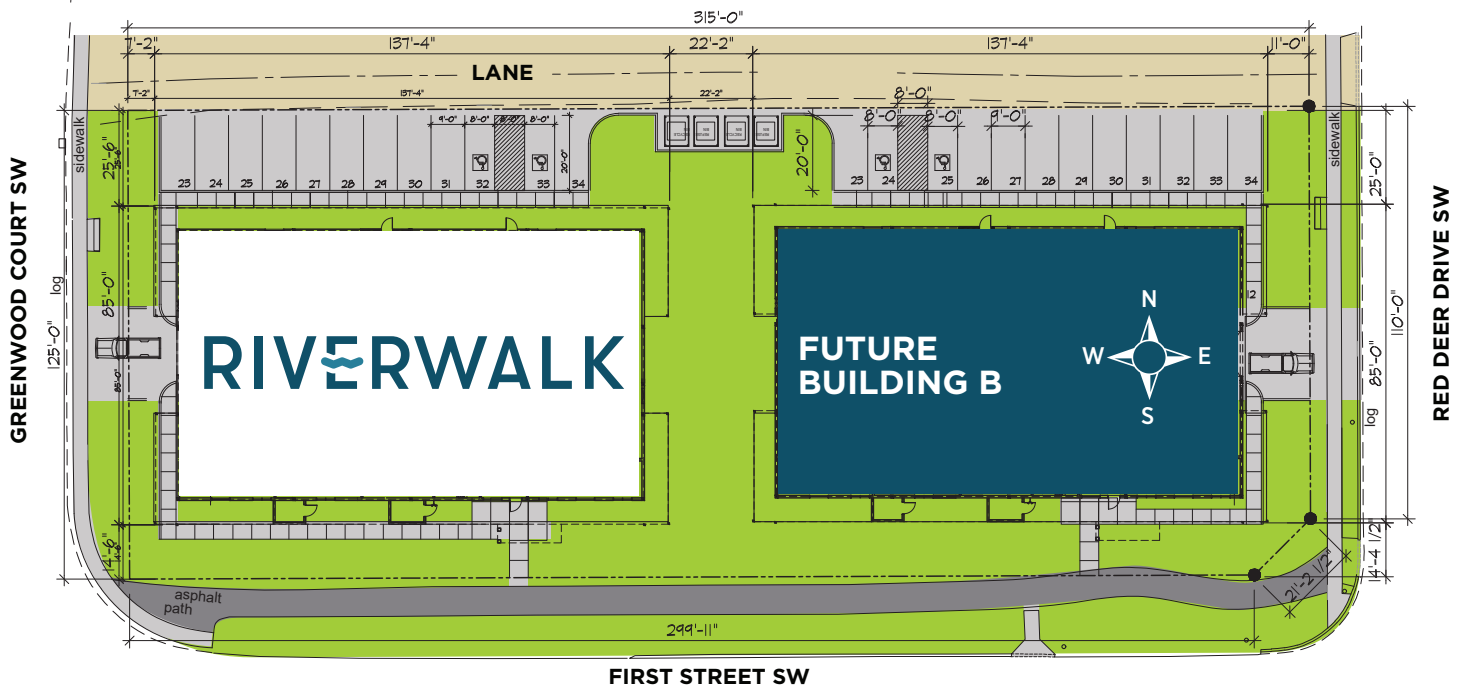
### LEISURE

7 Westvue Dog Park	4 min	6 min	8 min
8 Panorama Lanes	3 min	3 min	16 min
9 Esplanade Arts and Heritage Centre	3 min	7 min	30 min
10 Medicine Hat Hill Pool	5 min	9 min	31 min
11 Moose Recreation Centre	4 min	9 min	32 min
12 Kin Coulee Park	8 min	16 min	55 min

### FOOD & DRINK

13 Yatins GastroPub	<1 min	1 min	2 min
14 Crust Pizza and Convenience	<1 min	1 min	2 min
15 Rustic Kitchen & Bar	3 min	3 min	12 min
16 Arirang Korean BBQ	3 min	5 min	19 min
17 MT Nest Cafe & Market	3 min	6 min	23 min
18 Swirls Ice Cream	3 min	7 min	28 min
19 Local Public Eatery	6 min	9 min	37 min
20 Tim Hortons	7 min	12 min	41 min
21 Zucchini Blossom Market & Cafe	6 min	11 min	47 min





# RIVERWALK

## AMENITIES INCLUDED IN PURCHASE PRICE

- 9-foot ceilings
- LED lighting throughout
- Indoor, heated, EV friendly parking stall
- Pet-friendly building with dog wash in parkade
- Air conditioning units
- Gas line for BBQ
- Water line to fridge
- Quartz countertops
- Luxury vinyl plank (carpet in bedrooms)
- Comfort height toilets
- Walk-in shower
- Island with power and pendant lighting
- Durable outdoor flooring on balconies
- Private storage rooms accessible from balcony
- Built-in microwave
- Built-in dishwasher
- Two-hour decorating consultation
- \$1500 appliance credit

## CONDO FEES INCLUDE

- water
- heat
- sewer
- garbage collection and bin rental
- common area maintenance
- building insurance
- reserve fund allocation
- water softener
- grounds keeping and snow removal

## CONDO FEES DO NOT INCLUDE (owners' responsibility)

- cable, Internet and telephone services
- electricity bills
- property tax

FOR VIEWING OR PURCHASE INFORMATION CALL

**CARY EMERSON**

CaryEmerson@MedicineHatHouses.com

**403-580-6204**

**JODY MOCH METZ**

moch1@telus.net

**403-866-5596**

**HELEN BROWN**

hbrown.mh@gmail.com

**403-866-2567**

**DEBBI SECONDIK**

dsecondiak@gmail.com

**403-866-5008**

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www.mykeyadvantage.com



## HISTORY

Founded in 1982 by Joe Remai, Span West is a construction and development company with a focus on safe, secure condominium projects that are built to last. The first five years in business centred around the construction of several apartment buildings, shopping complexes and duplexes—from Lloydminster, Alberta to Nipawin, Saskatchewan.

We broke ground with our first condominium in 1987—a 24-unit building in Melfort, Saskatchewan. Over 30 years later, we have completed over 70 construction projects across Western Canada. With decades of experience and dozens of successful builds under our belt, we're conscious of what makes a great condo, and we're continually evolving and improving along with advances in construction methods and materials.





## SUITES & COMMON AREAS

Our one- and two-bedroom suites come in a range of sizes and layouts to suit your budget and lifestyle. The open-concept designs, large windows and patio doors create bright, airy living areas, while our triple-paned windows and superior insulation help keep your home a comfortable temperature and minimize utility bills.

We know people love to get outside in the warmer months, so all our condos have spacious balconies with enough room for a table and chairs. Wraparound balconies are a big perk of our corner units.

Every condominium we build includes a furnished social room with a kitchenette—this provides the perfect space for neighbours to gather and create community. Two extra common rooms are included on the ground level, allowing homeowners the flexibility to customize the spaces for their collective needs—whether it's a gym, a workshop, machine shop, or a space to quilt, make wine or work on puzzles.

## THE SPAN WEST DIFFERENCE

Span West's apartment-style condominiums are designed and built with your comfort, convenience and safety in mind. Applying the highest of building standards is integral to our work. All Span West condominiums include top-quality sound and fire proofing, convenient storage solutions, and ground-level parkades.

Our eight-inch precast concrete floors have two key benefits: they provide an excellent sound barrier and help prevent the spread of fire. All Span West condos use this superior flooring system, and it sets us apart from other builders who use wood joist and wood flooring systems.

Every suite comes with one or two storage rooms accessible from the balcony. The placement of the storage area between the suite balconies creates outdoor privacy for each condo owner. Other builders will often put storage areas in their parkades, but our owners tell us they prefer having their storage easily accessible from their suite.

All of our parkades are ground level, which means there's no slippery slope to navigate. It also creates excellent visibility when entering and exiting. Your safety is our top priority.



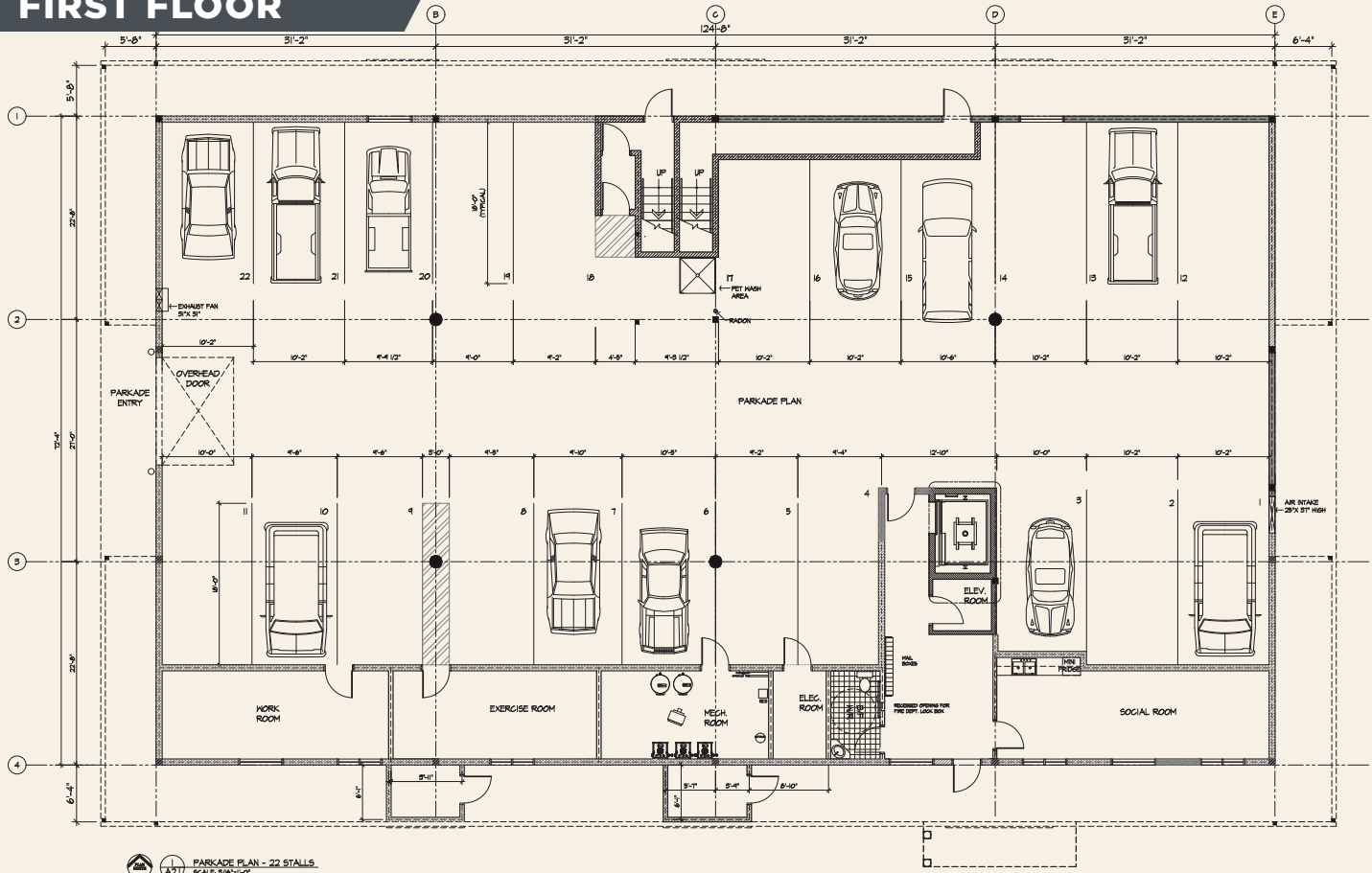
## DESIGN & STYLE

When you purchase a Span West condo before construction is complete, you gain the opportunity to personalize your home. Our skilled interior decorator works with you to customize your condo to suit your style. From light fixtures to flooring, cabinetry, countertops, appliances and paint colours, they'll work with you to create a beautiful, harmonious suite you'll be proud to call home.

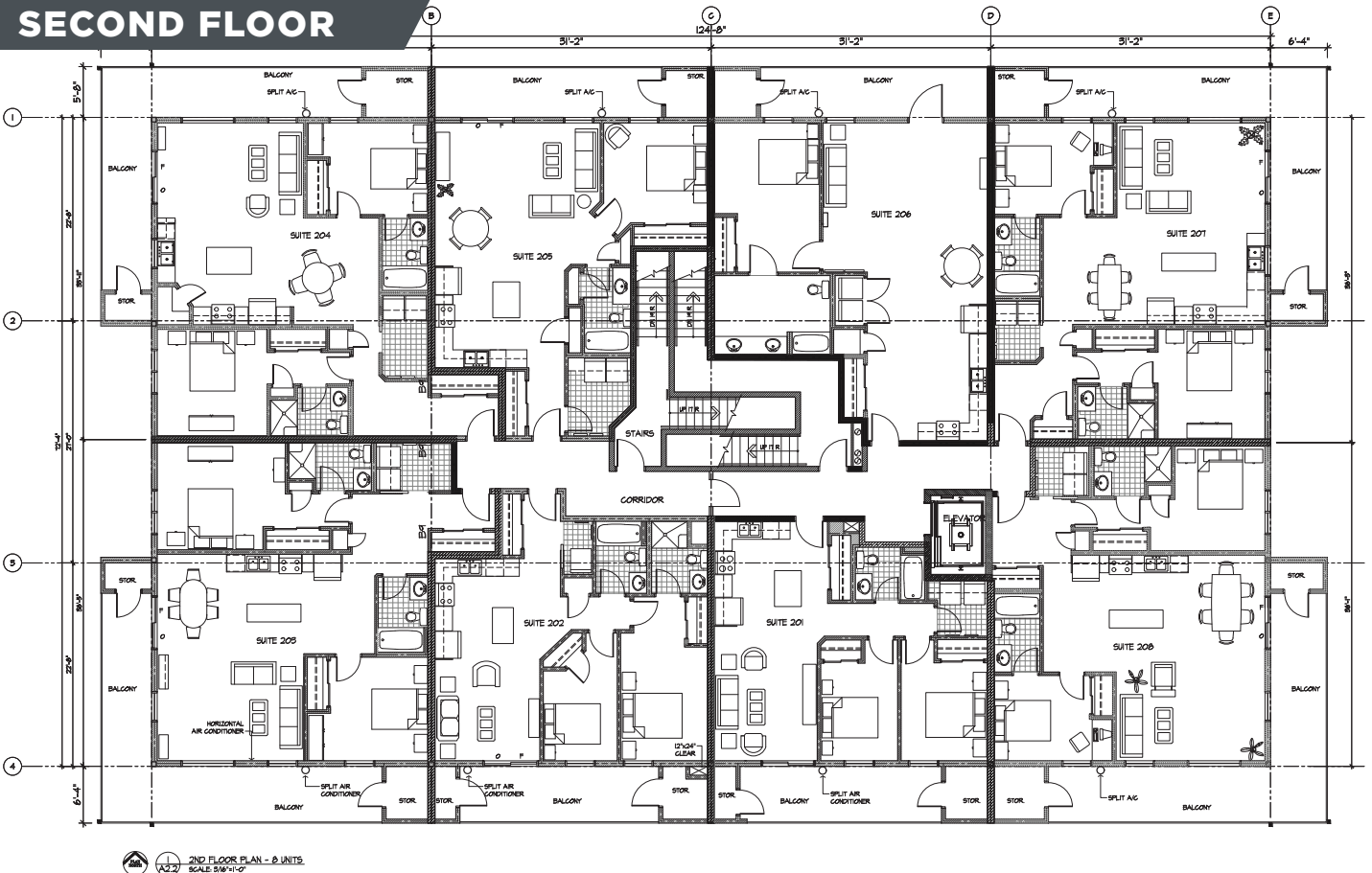


SPAN  
west

# FIRST FLOOR

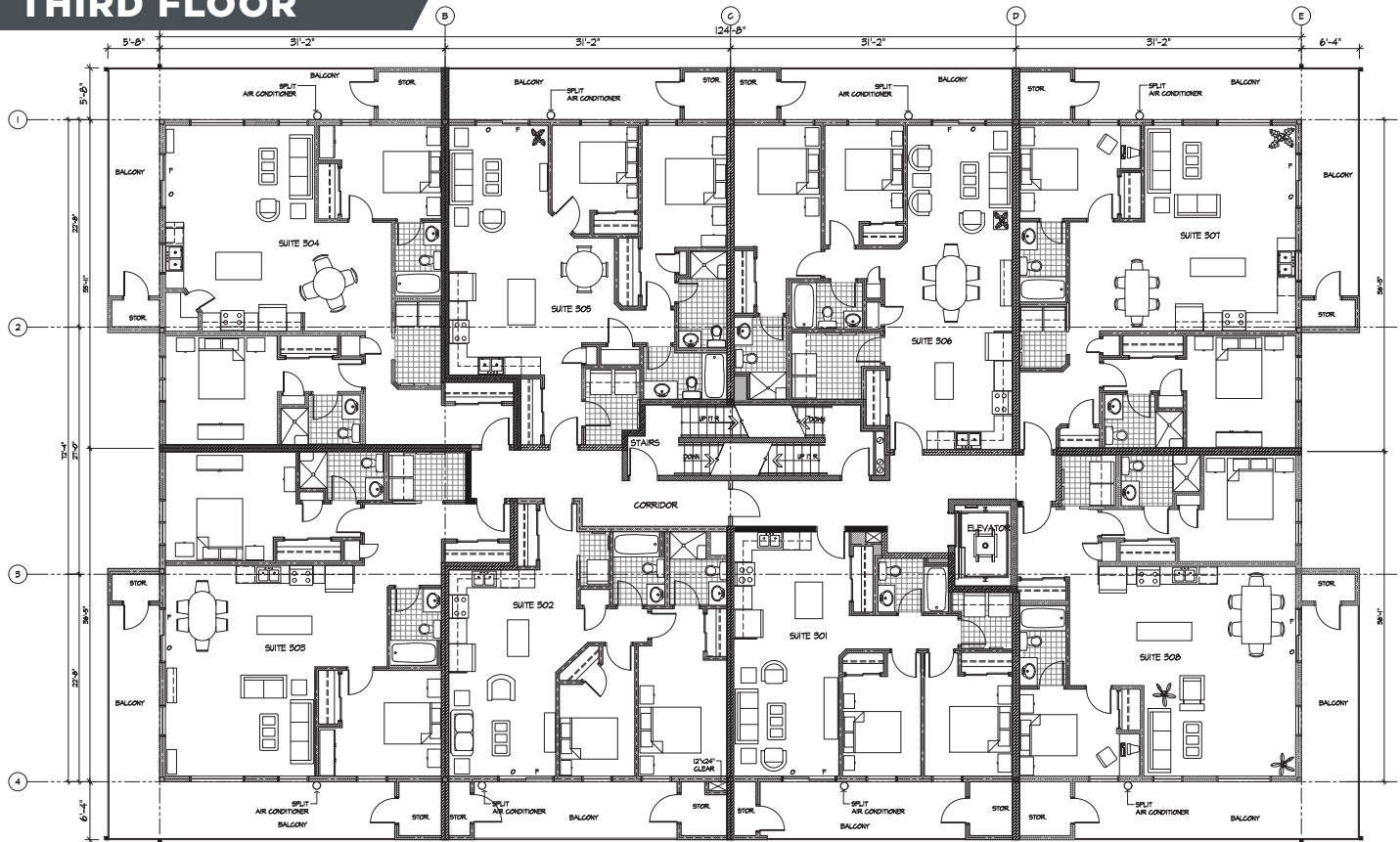


# SECOND FLOOR



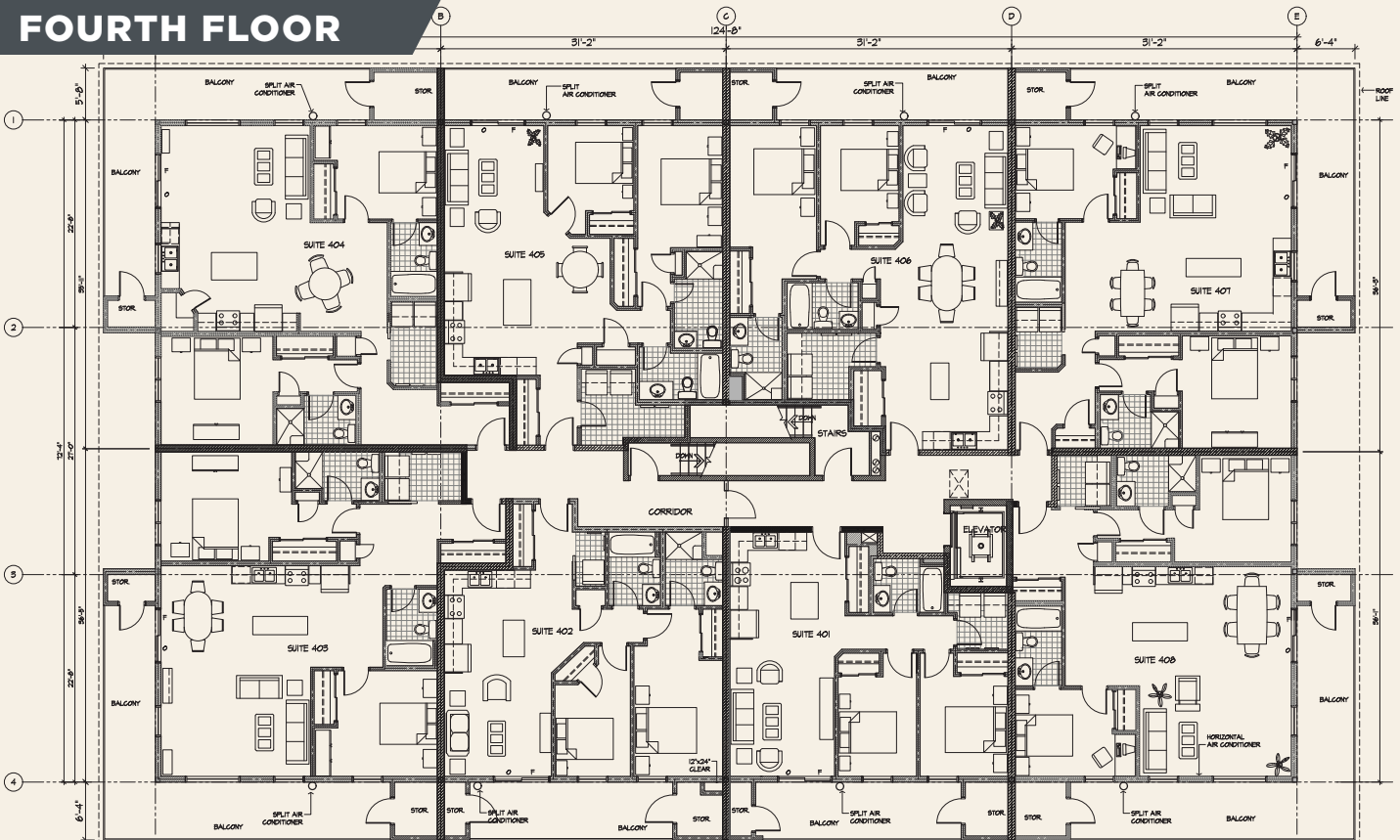


## THIRD FLOOR

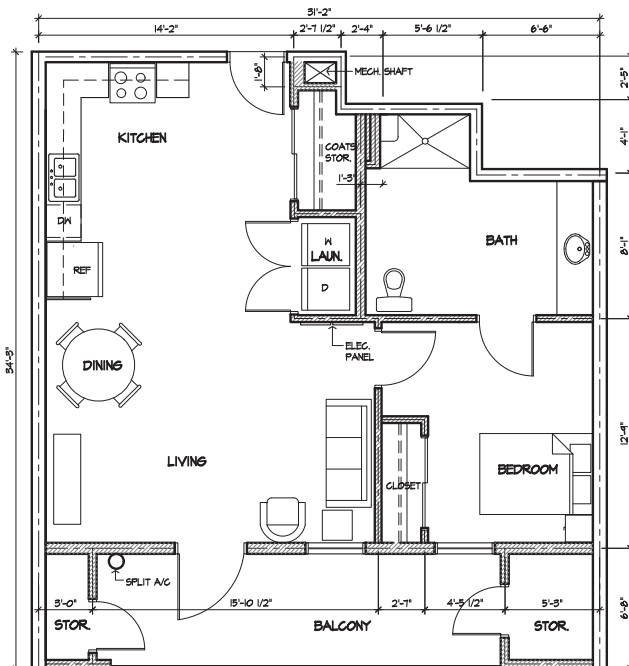
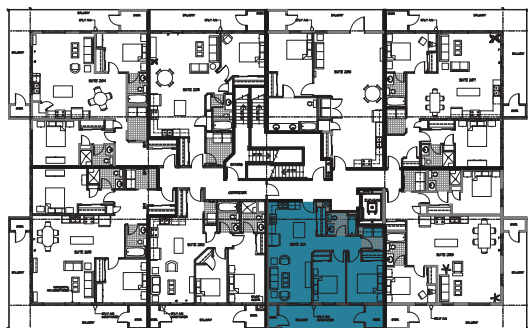


3RD FLOOR PLAN - 8 UNITS  
 SCALE 3/8"=1'-0"

## FOURTH FLOOR

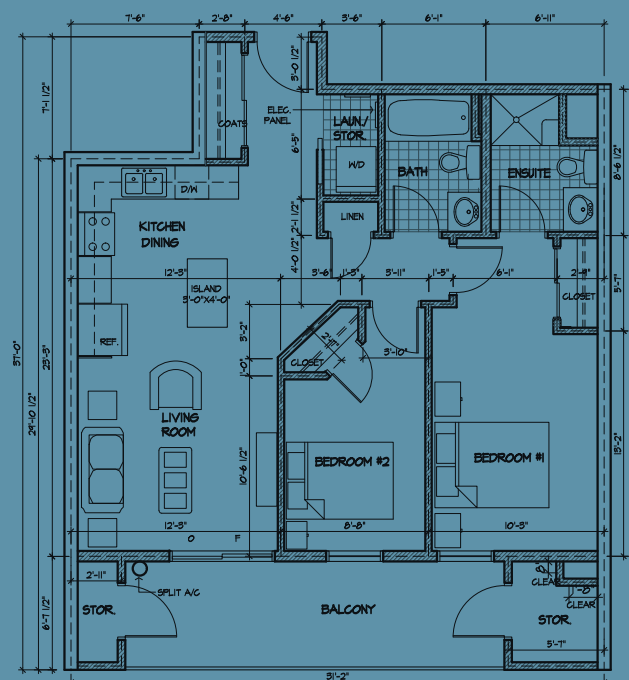
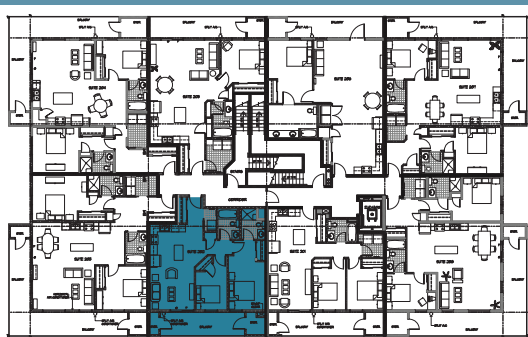


4TH FLOOR PLAN - 8 UNITS  
 SCALE 3/8"=1'-0"



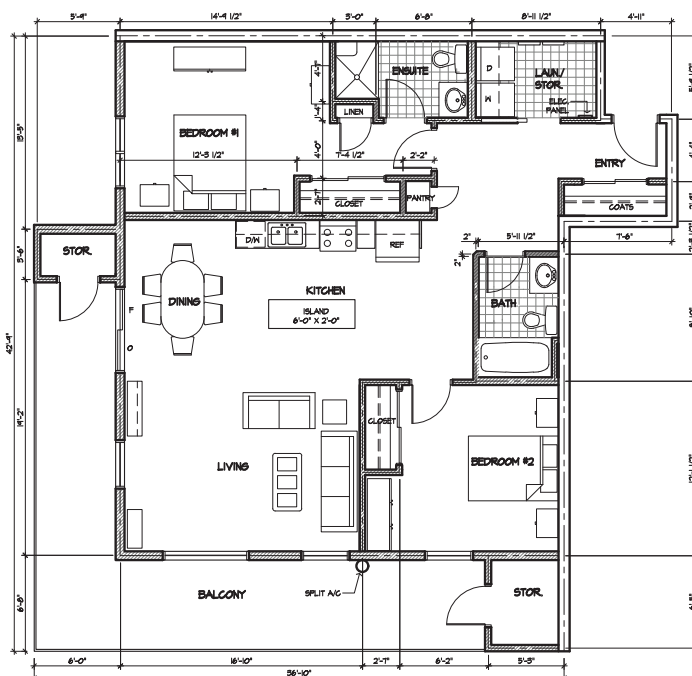
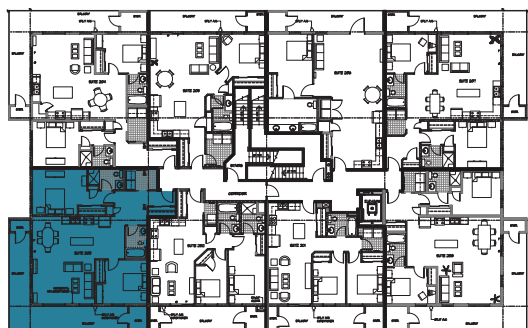
## 201 s VIEW

786 SQUARE FEET



## 202 s VIEW

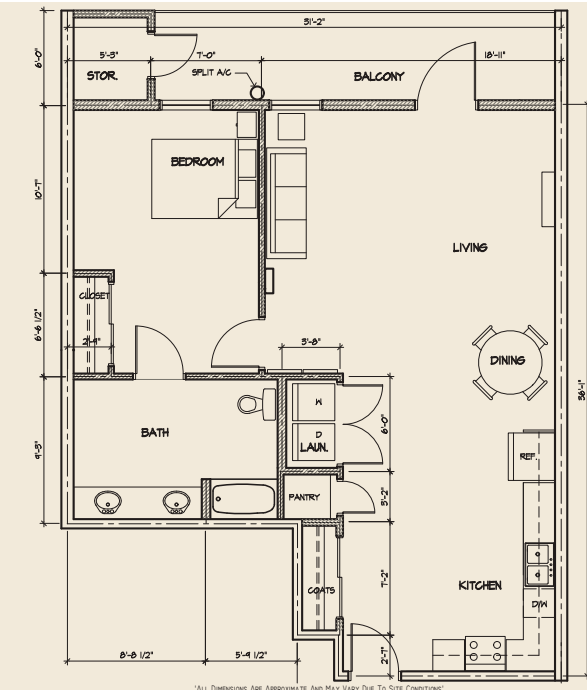
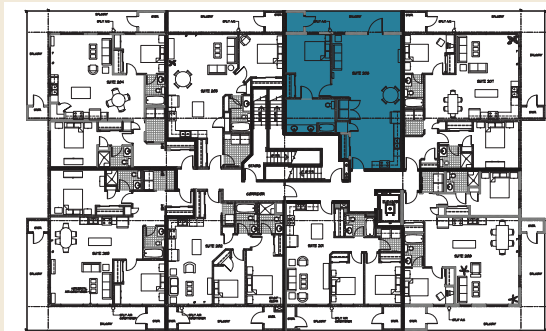
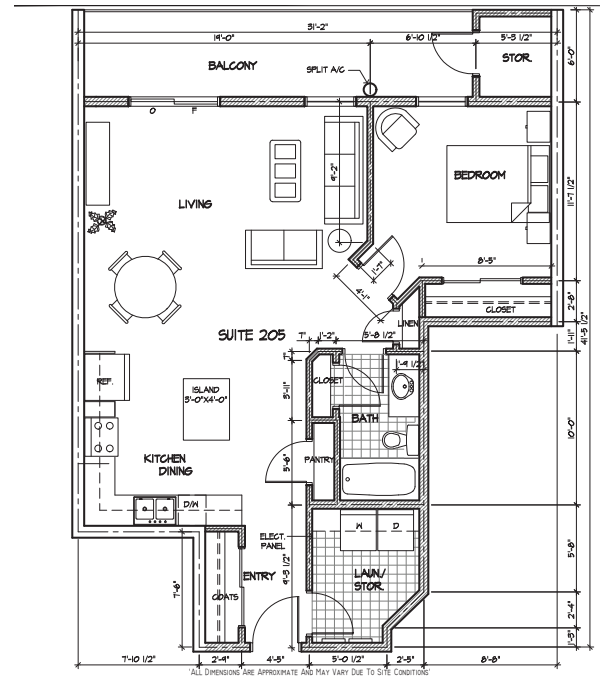
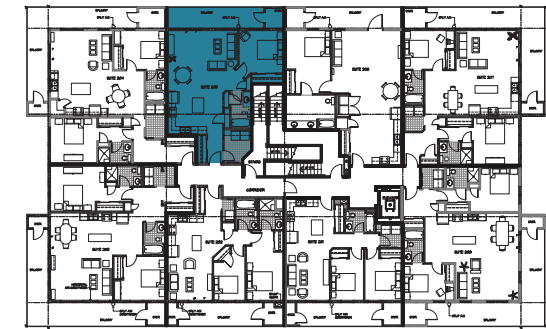
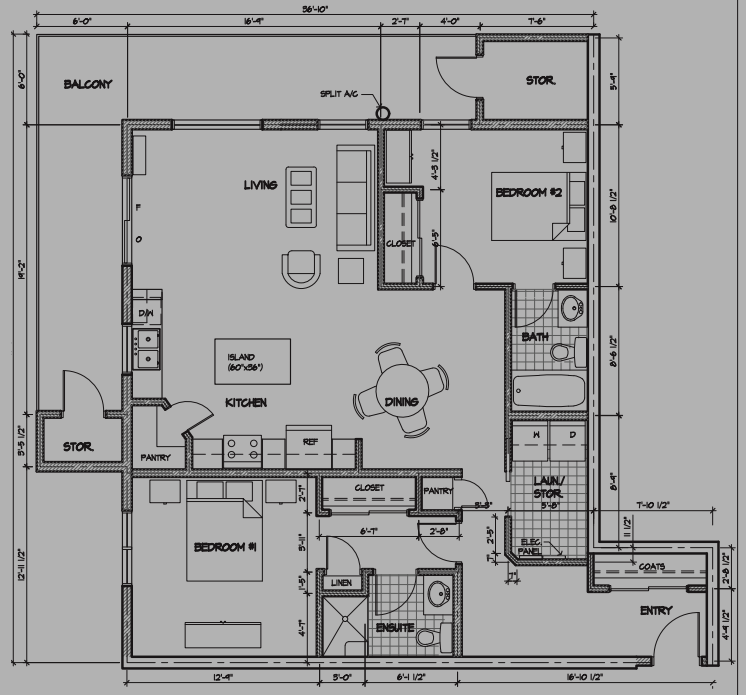
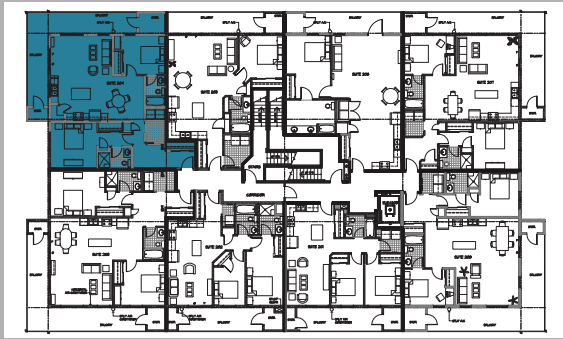
843 SQUARE FEET

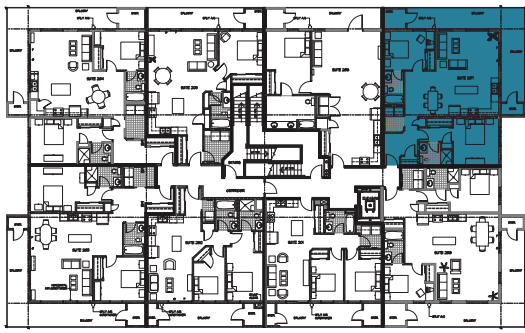


## 203 SW VIEW

1174 SQUARE FEET

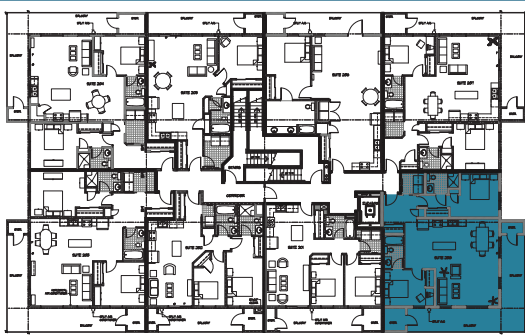
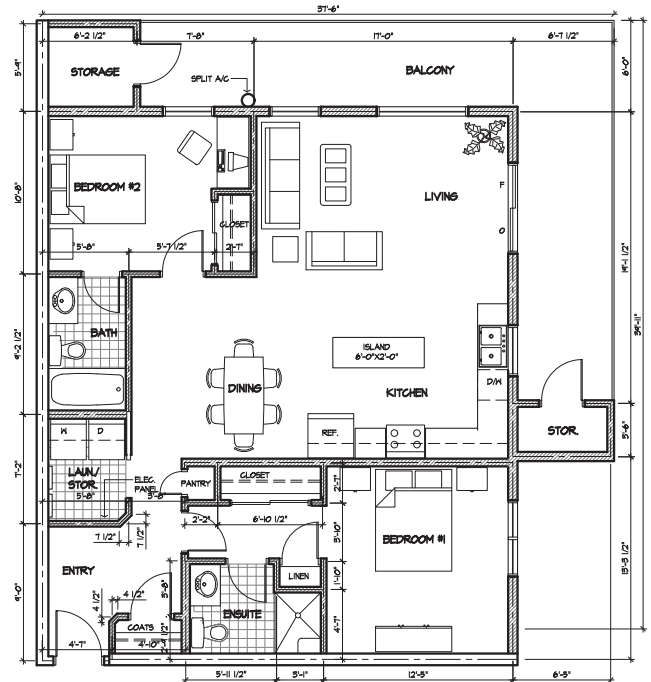






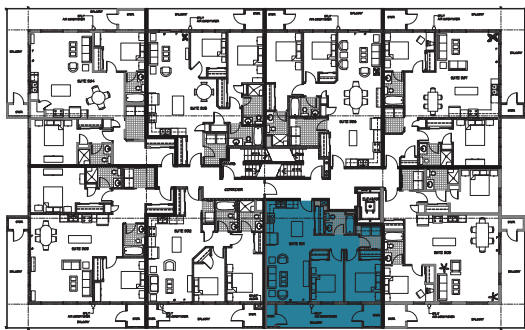
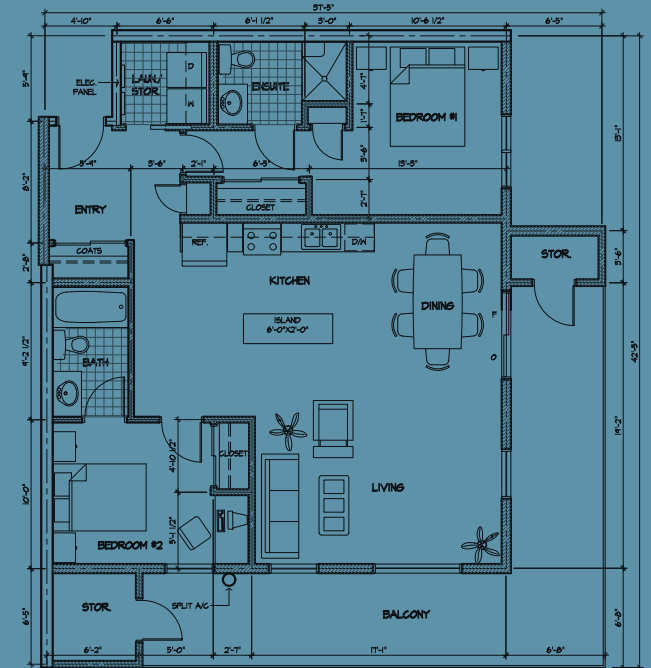
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1112 SQUARE FEET



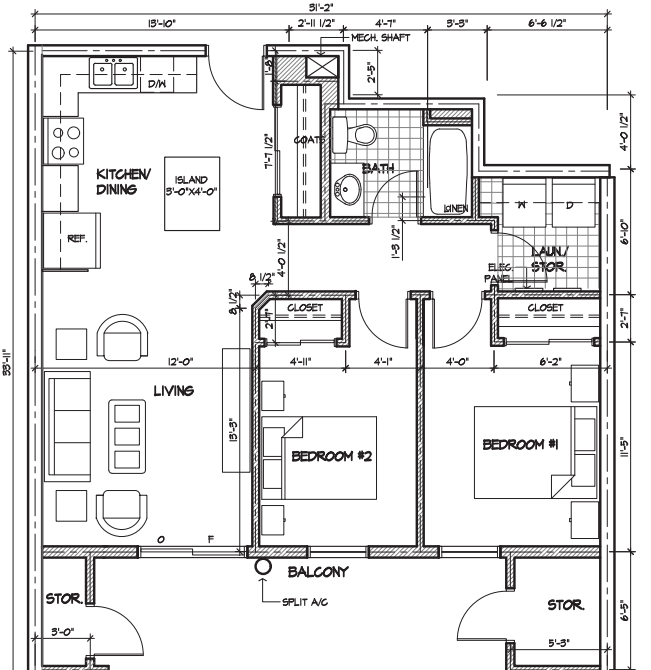
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1084 SQUARE FEET

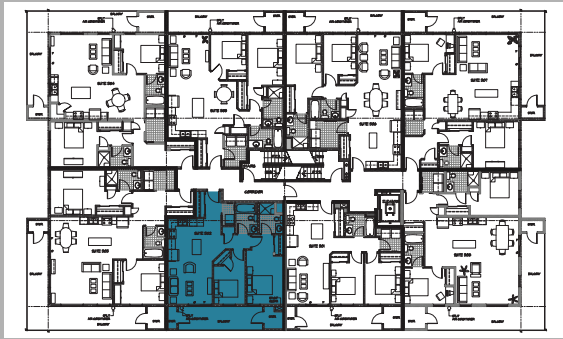


## 301 S VIEW

786 SQUARE FEET

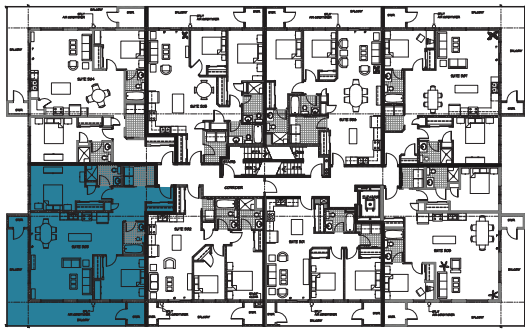
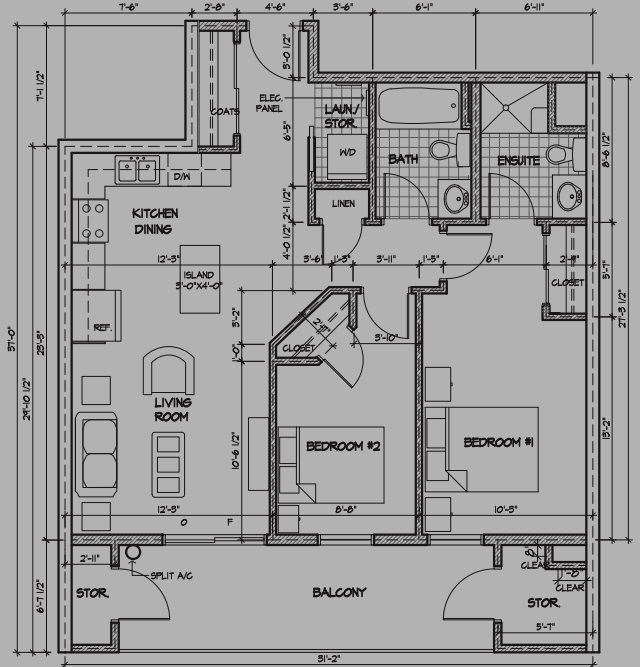






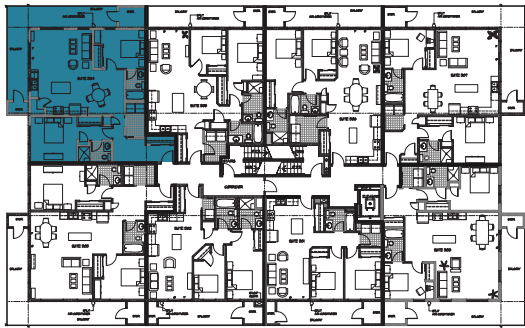
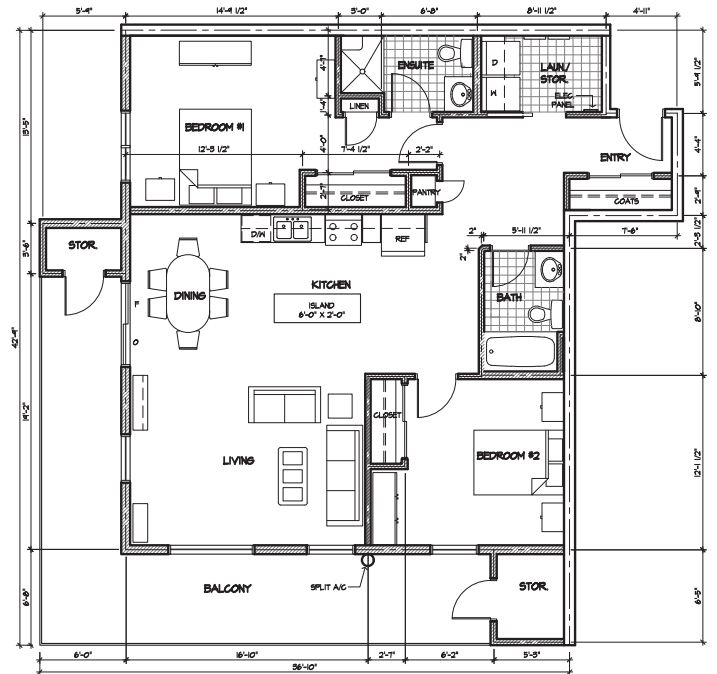
## 302 S VIEW

843 SQUARE FEET



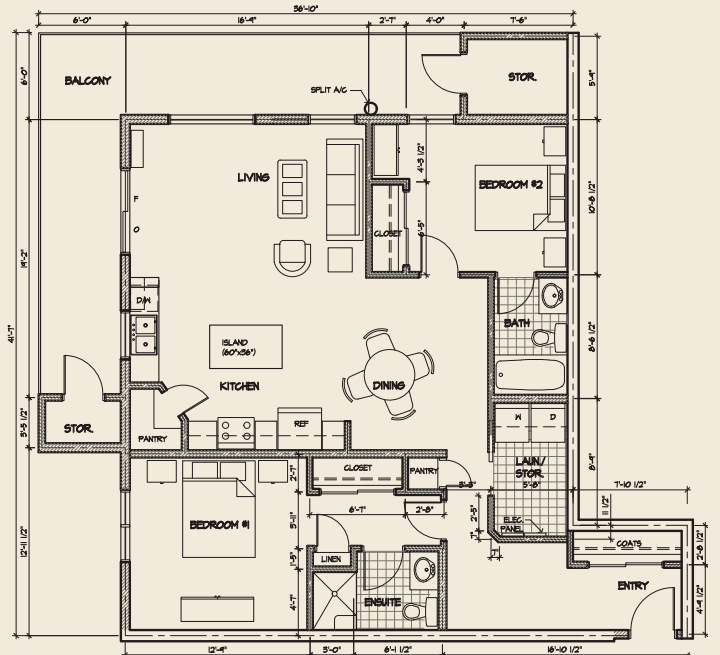
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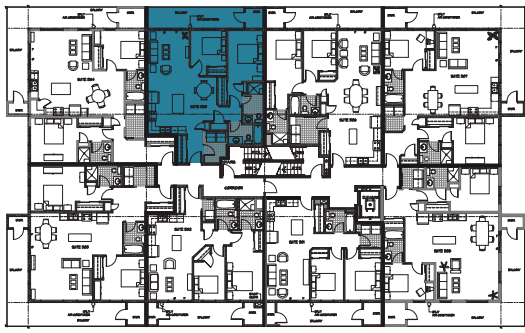
1174 SQUARE FEET



## 304 NW VIEW

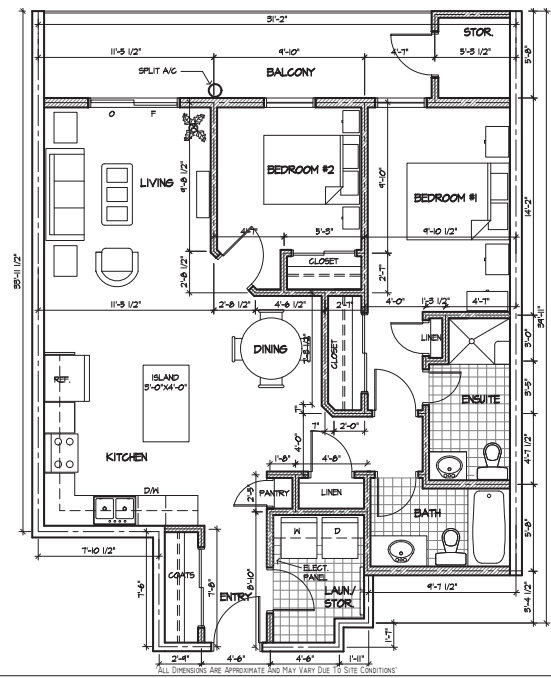
1158 SQUARE FEET





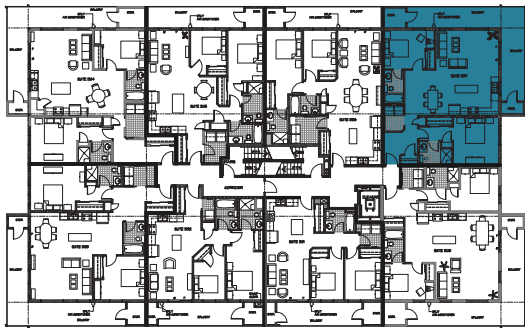
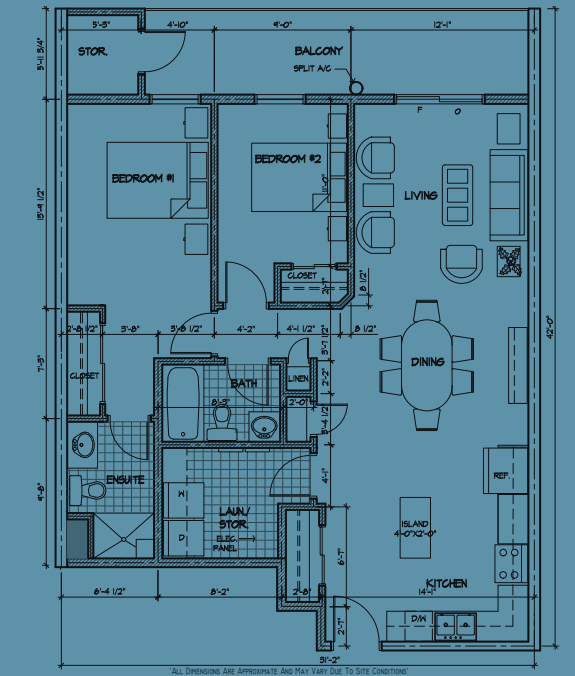
## 305 N VIEW

975 SQUARE FEET



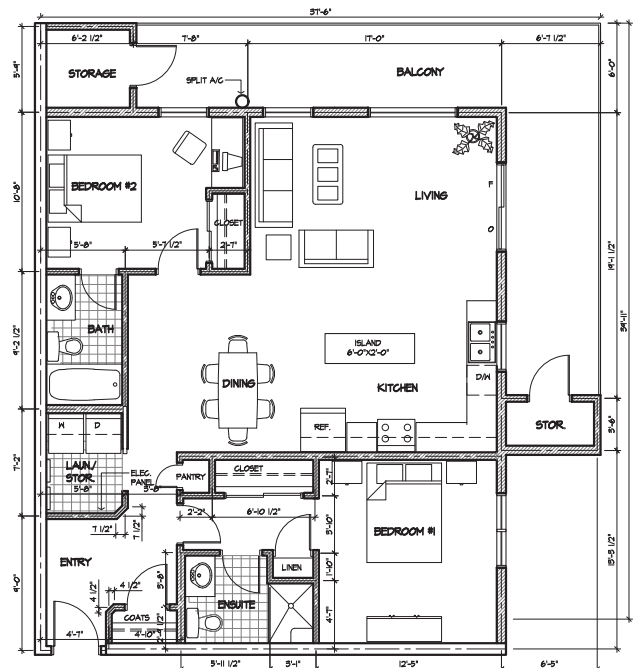
## 306 N VIEW

1015 SQUARE FEET

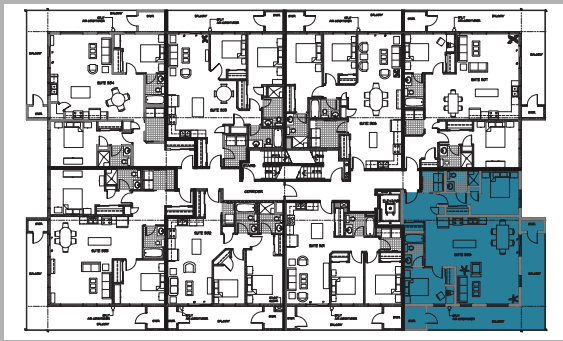


## 307 NE VIEW

1112 SQUARE FEET

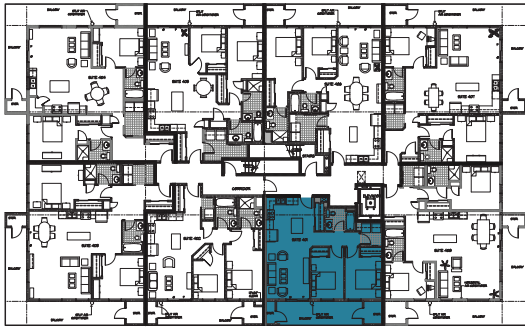
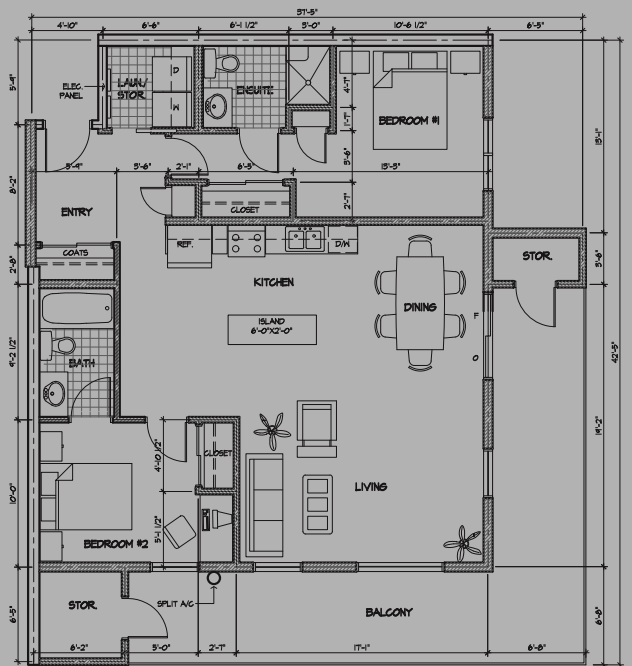






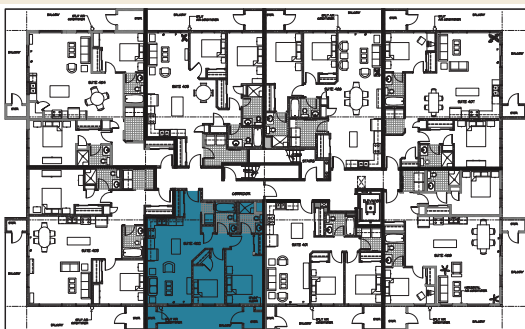
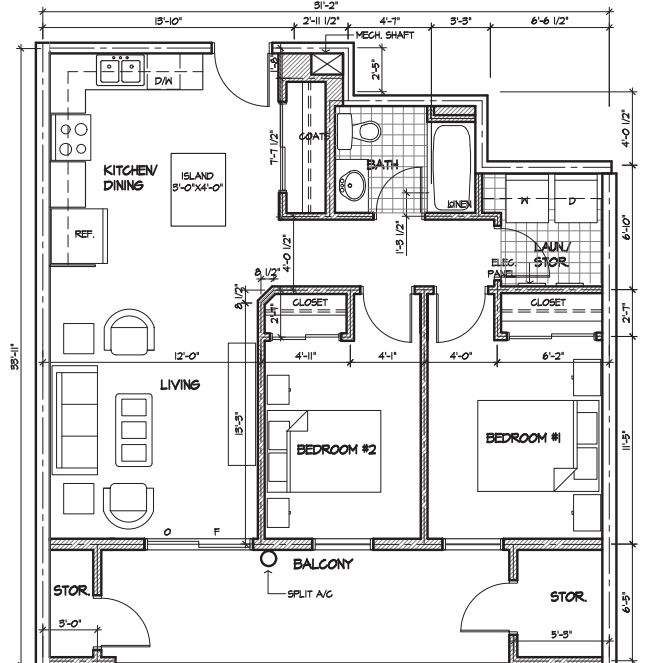
## 308 SE VIEW

1084 SQUARE FEET



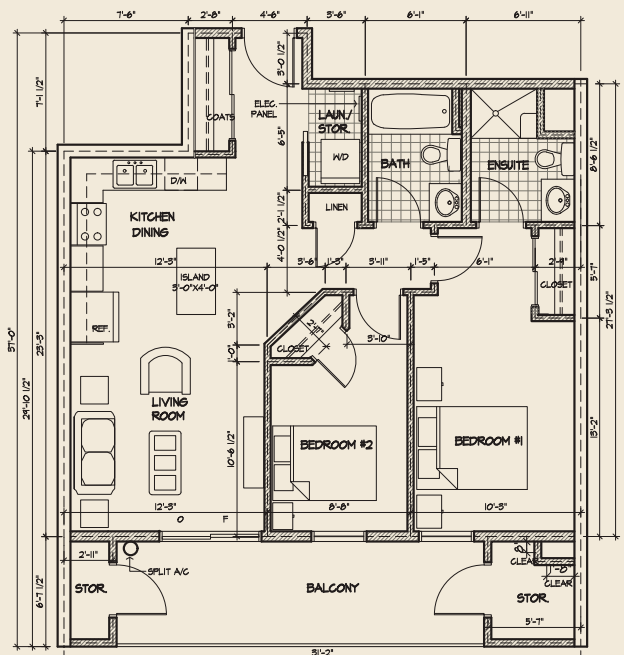
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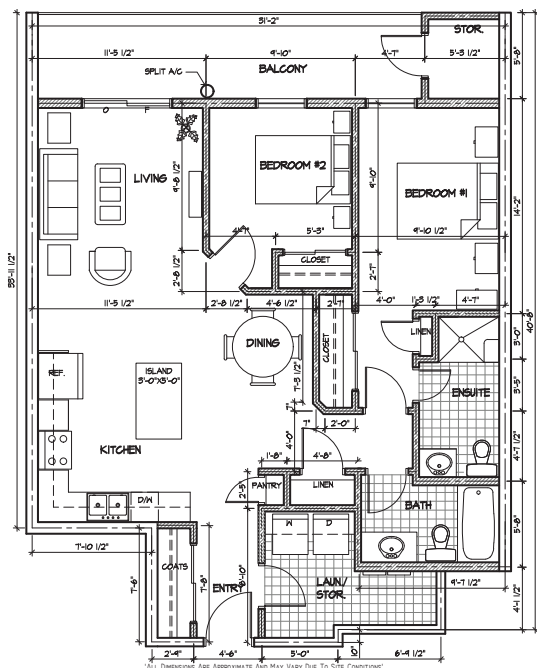
786 SQUARE FEET



## 402 S VIEW

843 SQUARE FEET



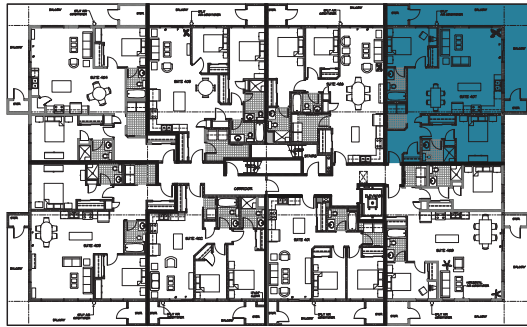
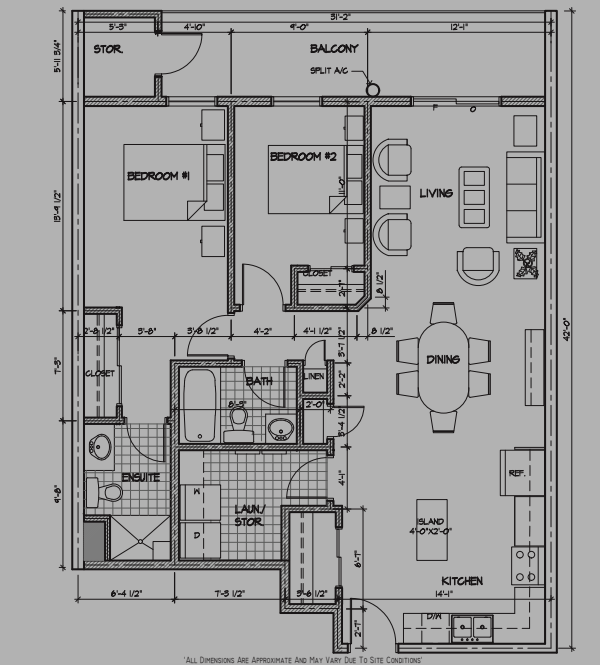






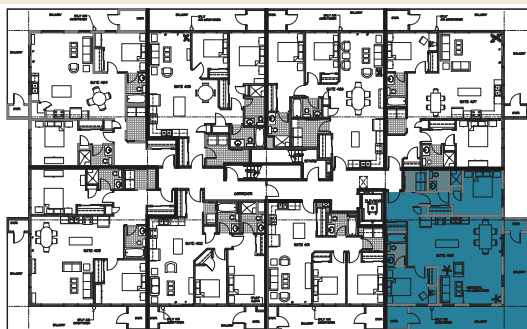
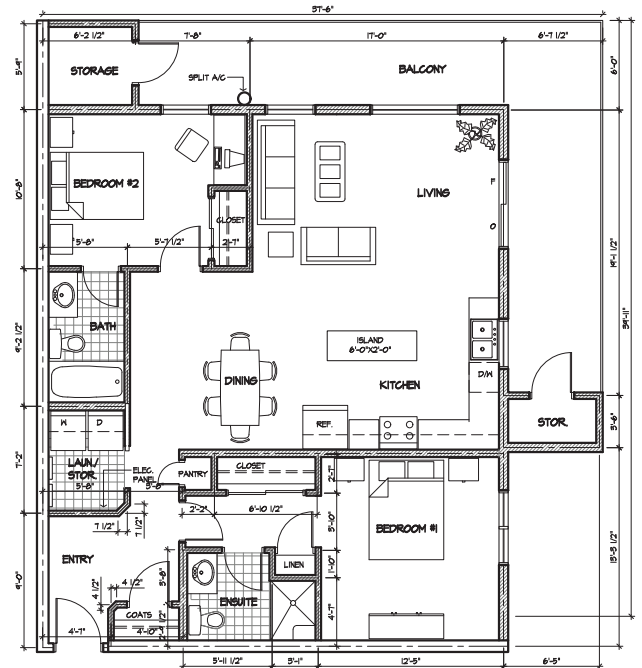
## 406 N VIEW

1018 SQUARE FEET



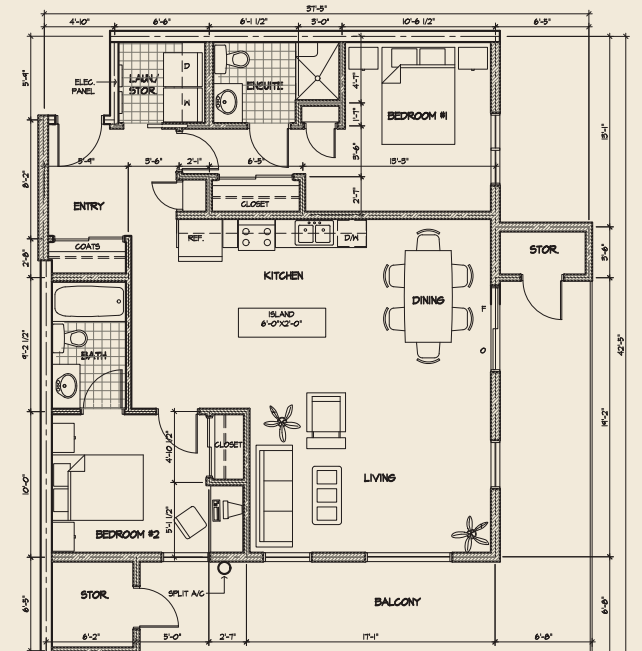
## 407 NE VIEW

1112 SQUARE FEET



## 408 SE VIEW

1084 SQUARE FEET



## TESTIMONIALS

I am very impressed with how this condominium is—as far as fires are concerned—a very safe structure because of the concrete floors and all of the sprinklers that we have. Everything that's got a door on it has a sprinkler in it. It's also quiet—there isn't sound transfer between one home to another.

Originally, I had privacy concerns about moving into a building with 23 other homes in it, but it's not an issue. We have nice community feel, but you still have your own home and it's quite separate from the others.

**JOAN NEUMEIER,  
WINDSOR PARK CONDO OWNER**



After touring many condos, we were impressed with Span West's steel and concrete construction as compared to a wood-based construction in other condominiums. The eight-inch hollow-core concrete is much quieter, and eliminates echoing in hallways and living units. The concrete and steel provide much better fire protection. It also helps with heat retention in the winter, and cooling in the summer. We were very impressed with that. It's a much stronger and quieter building than most condos we toured.

The building is also lovely because of its air conditioned, pressurized hallways, which means the air is fresh and constantly moving. It's a very refreshing building to walk into.

**GEORGE & DARLENE ZWACK,  
ASPEN PARKE CONDO OWNERS**



As soon as you walk in the door, it's nice and bright. It's inviting. We spend a lot of time on the wraparound deck, and the heated garage at ground level is an extreme bonus. Anybody who has been in our home has been very impressed.

**GAIL & LLOYD BORSCHNECK,  
ASPEN POINTE HOMEOWNERS**

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