

1/4 PAGE EXAMPLE

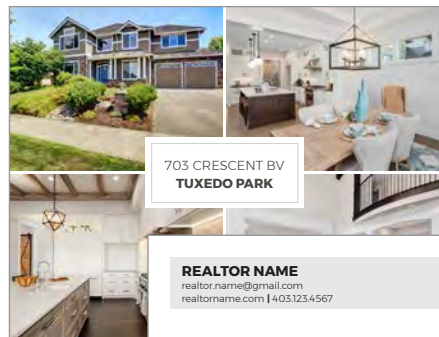
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a)



703 CRESCENT BV
TUXEDO PARK

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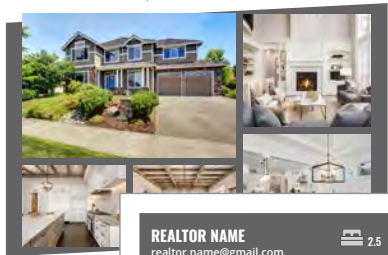
 1026 sqft  2.5  3

COMMUNITY
Tuxedo Park
YEAR BUILT
2018
BASEMENT
Developed Unfinished
PARKING TYPE
Detached garage (2)
LOT SIZE (SQM)
570




Lorem ipsum dolor sit amet \$920,000 /MLS#C5412098
Executive custom built 2 storey with walkout basement, located on a cul-de-sac & huge pond & park in show home condition. Beautiful location. 3 bedrooms plus a 2nd floor bonus room & 3 bathrooms. Very bright open plan. Patio doors leading out to large deck with gorgeous views.

b)

703 CRESCENT BV | TUXEDO PARK



REALTOR NAME
realtor.name@gmail.com
realtorname.com | 403.123.4567

 2.5  2.5  2590 sqft

YEAR BUILT
2018
BASEMENT
Developed Unfinished
PARKING TYPE
Detached garage (2)
LOT SIZE (SQM)
570

Welcome to Inner City
This pristine development is ideally located in the desirable community of Mount Pleasant. Nicely appointed on 3 levels this townhome is sure to impress with its high-end finishings. Unit boasts a wide open concept with white oak solid hardwood, quartz counter tops, marble finish porcelain tiles and gas fire place with a rift cut oak mantle. The townhome features a rear deck ideal for BBQ'ing and also features a roof top patio with gorgeous west facing private views.

\$958,800 | MLS#C4167533

1/2 PAGE EXAMPLE

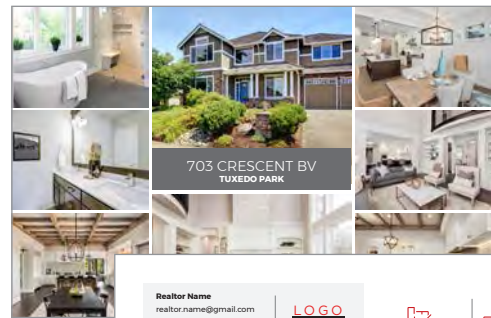
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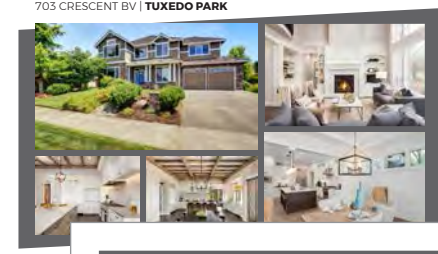
 1026 sqft  2.5  3

COMMUNITY
Tuxedo Park
YEAR BUILT
2018
BASEMENT
Developed Unfinished
PARKING TYPE
Detached garage (2)
LOT SIZE (SQM)
570




Lorem ipsum dolor sit amet \$920,000 /MLS#C5412098
Executive custom built 2 storey with walkout basement, located on a cul-de-sac & huge pond & park in show home condition. Beautiful location. 3 bedrooms plus a 2nd floor bonus room & 3 bathrooms. Very bright open plan. Gourmet kitchen with centre island, granite counter tops & designer tiled backsplash, s/s appliances, open to large dining room & great room with gas fireplace & large nook area. Patio doors leading out to large deck with gorgeous views. Walk thru pantry to a mud room. 2 Storey cathedral foyer, gorgeous staircase leading upstairs to a large 2nd floor bonus room. Large master bedroom with 5 pc ensuite with large soaker tub & s/s shower & large walk in closet. 2nd floor laundry room. 2 other good sized bedrooms and 4-pc bathroom. Walkout basement ready for development with rough-in for bathroom. Landscaped yard, patio, double detached garage. Quiet cul-de-sac. Easy access to schools & amenities. Pride of ownership shown throughout. Excellent family home Excellent Value!

b)

703 CRESCENT BV | TUXEDO PARK



REALTOR NAME
realtor.name@gmail.com
realtorname.com | 403.123.4567

 2.5  2.5  2590 sqft

YEAR BUILT
2018
BASEMENT
Developed Unfinished
PARKING TYPE
Detached garage (2)
LOT SIZE (SQM)
570

Welcome to Inner City
This pristine development is ideally located in the desirable community of Mount Pleasant. Nicely appointed on 3 levels this townhome is sure to impress with its high-end finishings. Unit boasts a wide open concept with white oak solid hardwood, quartz counter tops, marble finish porcelain tiles and gas fire place with a rift cut oak mantle. The townhome features a rear deck ideal for BBQ'ing and also features a roof top patio with gorgeous west facing private views. The second floor boasts two good sized bedrooms, a master fit for a king & queen with a large walk in closet and ensuite tastefully finished. The basement fully developed with one bedroom, rec room and bathroom. This pet friendly complex is close to downtown, restaurants, The Block Kitchen & Lounge, Clio Centre St, The Highwood, La Luna Rosa Ristorante, golf courses, parks, Confederation Park, Nose Hill & right in the CarGo zone! Also comes with a single detached garage.

\$958,800 | MLS#C4167533

2-PAGE EXAMPLE

(1 - 8.5" x 11" sheet,
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SOCIETY OF REALTORS

703
CRESCENT BV

 1026 sqft |  2.5 |  1

703
CRESCENT BV

COMMUNITY
Tuxedo Park

YEAR BUILT
2018


BASEMENT
Developed Unfinished

PARKING TYPE
Detached garage (2)

LOT SIZE (SQM)
570

LOREM IPSUM DOLOR SIT AMET
\$920,000 / MLS#C542098

Executive custom built 2 storey with walkout basement, located on a cul-de-sac & huge pond & park in show home condition. Beautiful location, 3 bedrooms plus a 2nd floor bonus room & 5 bathrooms. Very bright open plan. Gourmet kitchen with centre island, granite counter tops & designer tiled backsplash, s/s appliances, open to large dining room & great room with gas fireplace & large nook area. Photo doors leading out to large deck with gorgeous views. Walk thru pantry to a mud room. 2 Storey cathedral foyer, gorgeous staircase leading upstairs to a large 2nd floor bonus room. Large master bedroom with 5 pc ensuite with large soaker tub & o/s shower & large walk in closet. 2nd floor laundry room, 2 other good sized bedrooms and 4 pc bathroom. Walkout basement ready for development with rough-in for bathroom. Landscaped yard, patio, double attached garage. Quiet cul-de-sac. Easy access to schools & amenities. Pride of ownership shown throughout. Excellent family home Excellent Value!



FEATURES
Treed, Back lane, No Animal Home, No Smoking Home

GOODS INCLUDED
Dryer, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Washes, Window Coverings-All

b)

REALTOR NAME
realtor.name@gmail.com | realtorname.com | 403.123.4567

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



Welcome to Inner City

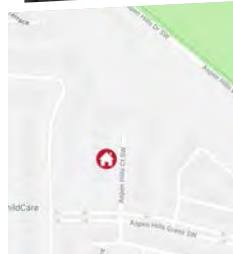
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\$958,800 | MLS#C4167533

703 CRESCENT BV SW
TUXEDO PARK

 2.5 |  2.5 |  2590 sqft





YEAR BUILT
2018

BASEMENT
Developed Unfinished

PARKING TYPE
Detached garage (2)

LOT SIZE (SQM)
570

FEATURES
Treed, Back lane, No Animal Home, No Smoking Home

GOODS INCLUDED
Dryer, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All

4-PAGE EXAMPLE

(1 - 11 x 17" sheet,
double-sided,
folded)



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\$78 for 25 copies


\$135 for 50 copies

a)

703 CRESCENT BV
TUXEDO PARK

\$920,000 MLE/CMA2098





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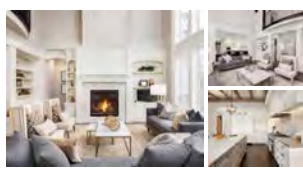

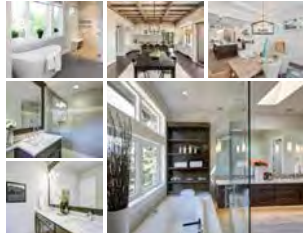

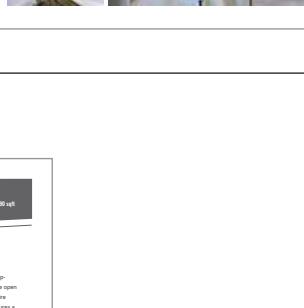

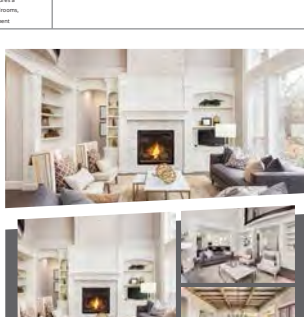

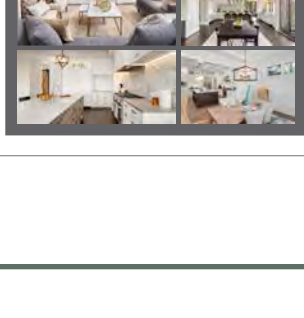
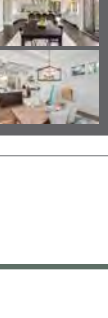


TUXEDO PARK

COMMUNITY
Tuxedo Park
YEAR BUILT
2018
BASEMENT
Developed (finished)
PARKING TYPE
Detached garage (2)
LOT SIZE (SQM)
375

LOREM IPSUM DOLOR SIT AMET
Executive custom built 2 story with walkout basement, located on a cul-de-sac & large parcel & park in prime Tuxedo location. Beautiful location. 5 bedrooms plus a 2nd floor bonus room & 5 bathrooms. Very bright open plan. Gourmet kitchen with granite island, granite counter tops & designer tiled backsplash. 4 appliances, room for refrigerator, stove, & oven. Located with gas fireplace & stone fireplace. Hardwood flooring, carpet in large areas with tile in kitchen. Large master bedroom with 5 pc ensuite with 14 inch tub, 2 showers & large walk-in closet. 2nd floor located off the main level, bedrooms are 10' x 10' minimum. Views, great ready for development with rough in for bathroom, master plan, granite shower head, garage. Great and access to schools & amenities. Pride of ownership shows and, Excellent Tuxedo Home Excellent Value!

FEATURES
Hardwood, No Acacia, Staircase
GOODS INCLUDED
Dryer, Dishwasher, Bath, 4, Refrigerator, Stove, Electric, Window Coverings all



BOOKLET EXAMPLE


(2 - 11 x 17" sheet,
double-sided, folded,
stapled)




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a)

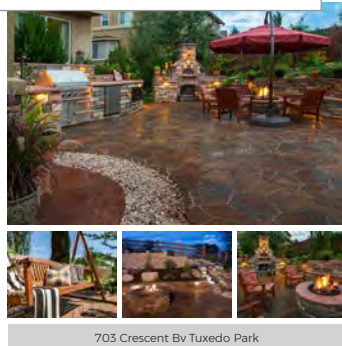


703 Crescent Bv
Tuxedo Park



REALTOR NAME
realtor.name@gmail.com
403.123.4567
realtorname.com






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REALTOR NAME
realtor.name@gmail.com | 403.123.4567
realtorname.com

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TUXEDO PARK

 2020 sqft |  2.5 |  3

LOREM IPSUM DOLOR SIT AMET
\$920,000 / MLS#C542088

COMMUNITY
Tuxedo Park

YEAR BUILT
2018

BASEMENT
Developed (lighted)

FINISHING TYPE
Detached garage (2)

LOT SIZE (SQM)
870

FEATURES
Third, Back Yard, No Animal Home, No Smoking Home

GOODS INCLUDED
Dryer, Dishwasher Built-In, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings All

Statistics

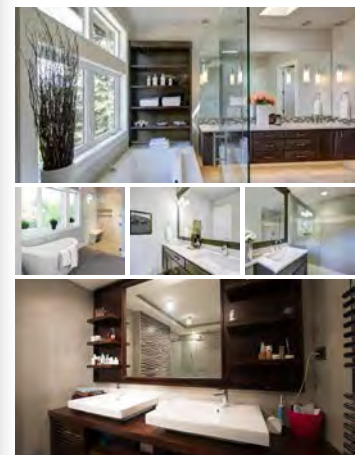
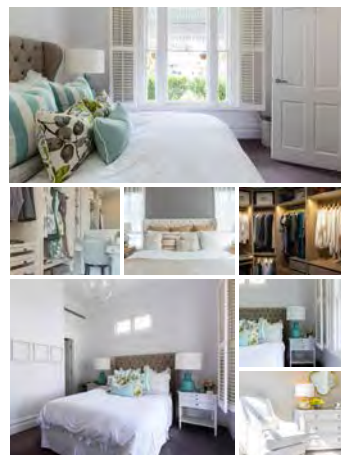
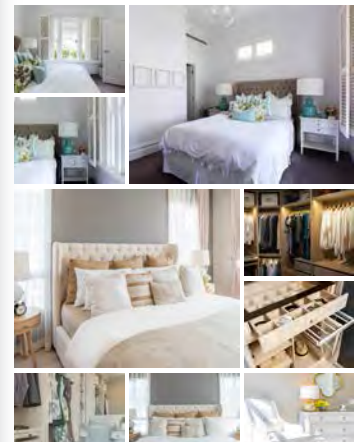
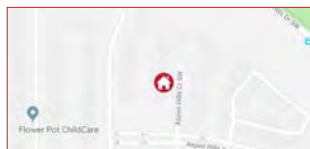
Rooms	TYPE	DIMENSIONS
Upper Level	Master bedroom	17'4" x 17'0"
	Bedroom	10'8" x 9'2"
Lower Level	Family room	20'7" x 18'11"
Main level	Living room	13'8" x 10'7"
	Kitchen	10'7" x 8'7"
	Dining room	9'10" x 6'7"

Neighbourhood

SCHOOL	1.4 km
LRT	0.5 km
BUS	0.4 km
PARKS	1.2 km
GROCERY STORES	2.3 km
HOSPITALS	1.1 km
FIRE STATION	1.0 km

48 WALK SCORE®
somewhat walkable

63 TRANSIT SCORE®
good transit



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double-sided, folded,
stapled)



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\$958,800 | MLS#C4167533



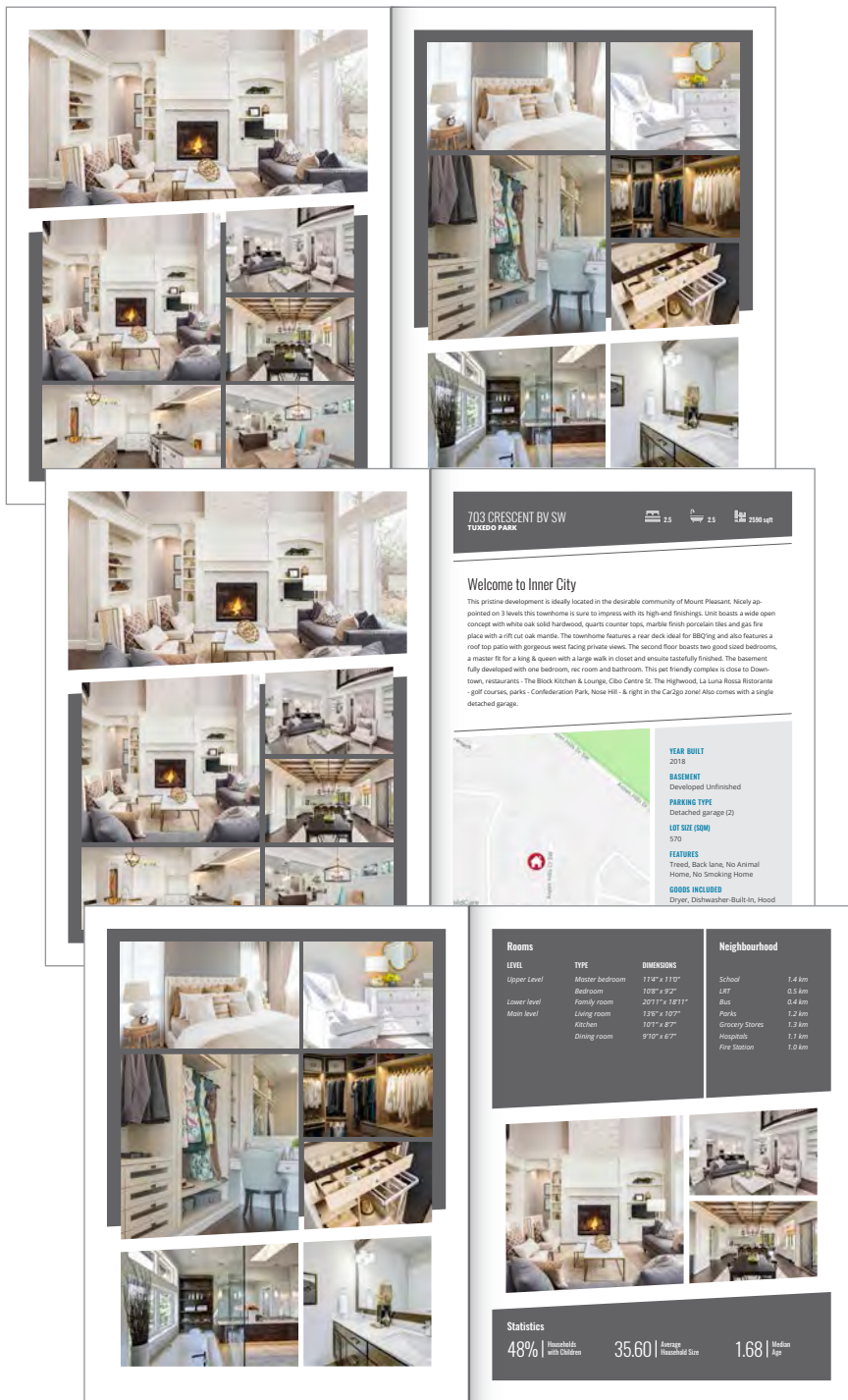





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