



THE BANKS

Condo living,
naturally connected.

Street**Side**
A QUALICO Company

THE BANKS



PROJECT
OVERVIEW



**It's powerful to
live on the river.
In fact, we see it
as life-changing.**

Live naturally connected

Rivers are our connection points. They connect to one another, they connected our ancestors to each other, and they connect us with a certain pace of life.

It's powerful to live on the river. In fact, we see it as life-changing.

That's why we're bringing a brand-new condominium development to 1924 St. Mary's Road in St. Vital, right where the Red River bends.

Bank on concrete construction



Right where the river bends

Our six-storey concrete structure pays respect to the land it's on, and the changes the river brings, relying on solid concrete construction.

Concrete on a riverfront isn't the easiest way to build, but it's the right way. And we think the peace of mind and security it offers our purchasers is worth it.

PROJECT
OVERVIEW



**Our suites echo the expansive
feeling of the river.**



Connect to a new way of life

While the modern, luxurious details of the building will draw your interest, it's the river that will sway your decision. With 6-storays and 69 homes, The Banks features 2-to 3-bedrooms (some with additional flex spaces) in 835- to 2,000-plus square feet, channeling the expansive feeling of the river.

THE AMENITIES
AND VIEWS



**All amenities
are designed
to enhance
your experience
of the river.**

**Life looks different
from The Banks**

Oversized windows exaggerate your views, and amenities will enhance your experience of the river rather than distract from it.

Each suite is outfitted with its own outdoor space to unwind, whether it's a balcony overlooking your surroundings from above or an oversize main floor terrace.

**Nature is your
everyday gym—
but we've got
one inside, too.**

Broaden your horizons

Enjoy the flow of a high-end lounge complete with a game-day TV and bar top to an outdoor seating area overlooking the river.

Our development will also enhance and extend the riverwalk, so you can make the most of all seasons—run, walk or hike in fair weather and skate or ski by winter. Nature is your everyday gym, but we do have a fully-equipped, all-season indoor gym for added convenience.



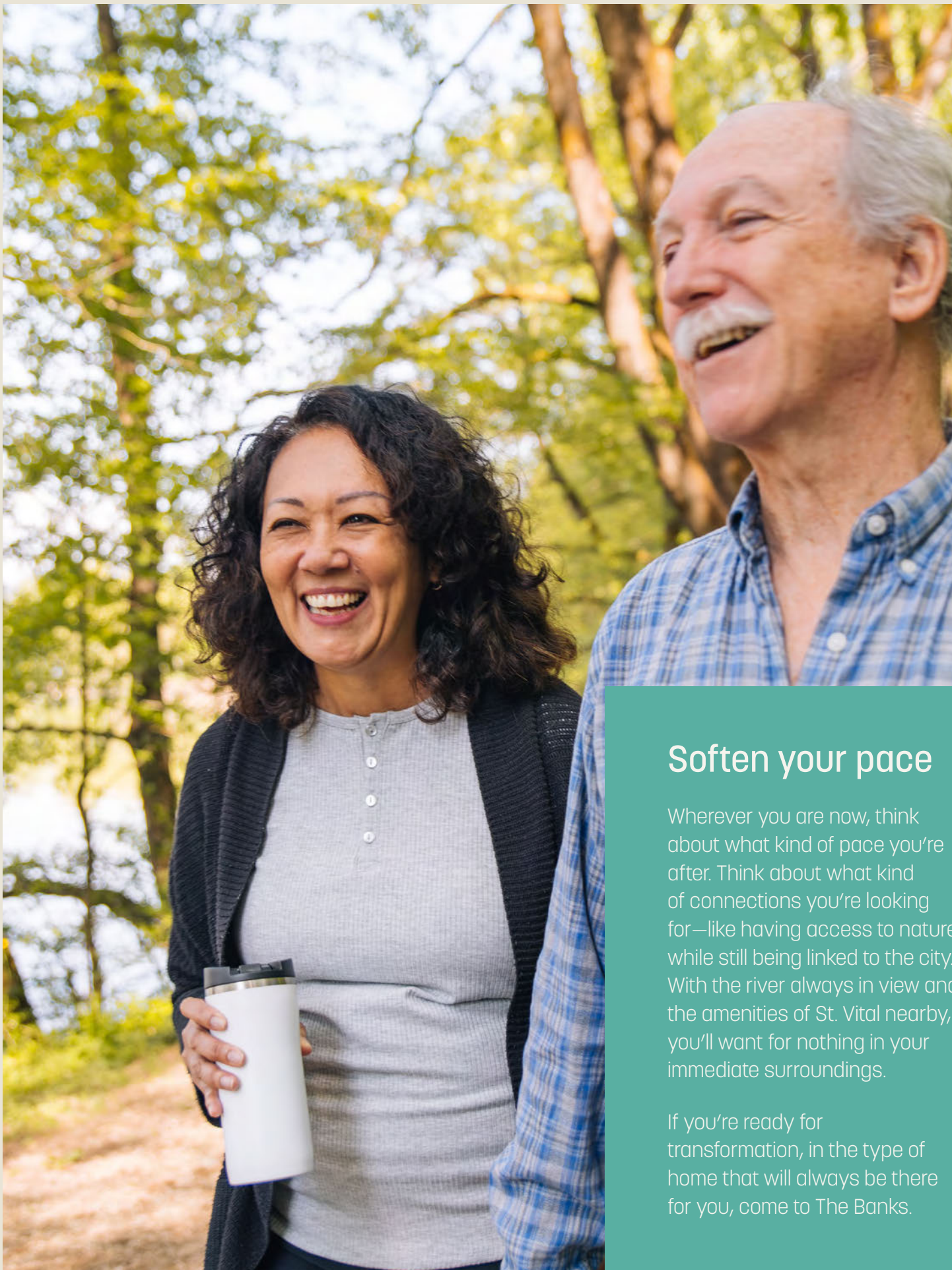
THE AMENITIES
AND VIEWS



**Wherever you are
now, think about
what kind of pace
you're after.**

Lighten your footprint

For those wanting to leave a lighter footprint, we've outfitted 15 of our underground parking stalls with electric charging stations. All suites come with an underground parking stall with purchase, with electric or extra stalls available for a limited time.



Soften your pace

Wherever you are now, think about what kind of pace you're after. Think about what kind of connections you're looking for—like having access to nature while still being linked to the city. With the river always in view and the amenities of St. Vital nearby, you'll want for nothing in your immediate surroundings.

If you're ready for transformation, in the type of home that will always be there for you, come to The Banks.



You'll rarely find an excuse to leave one of Winnipeg's most established neighbourhoods.

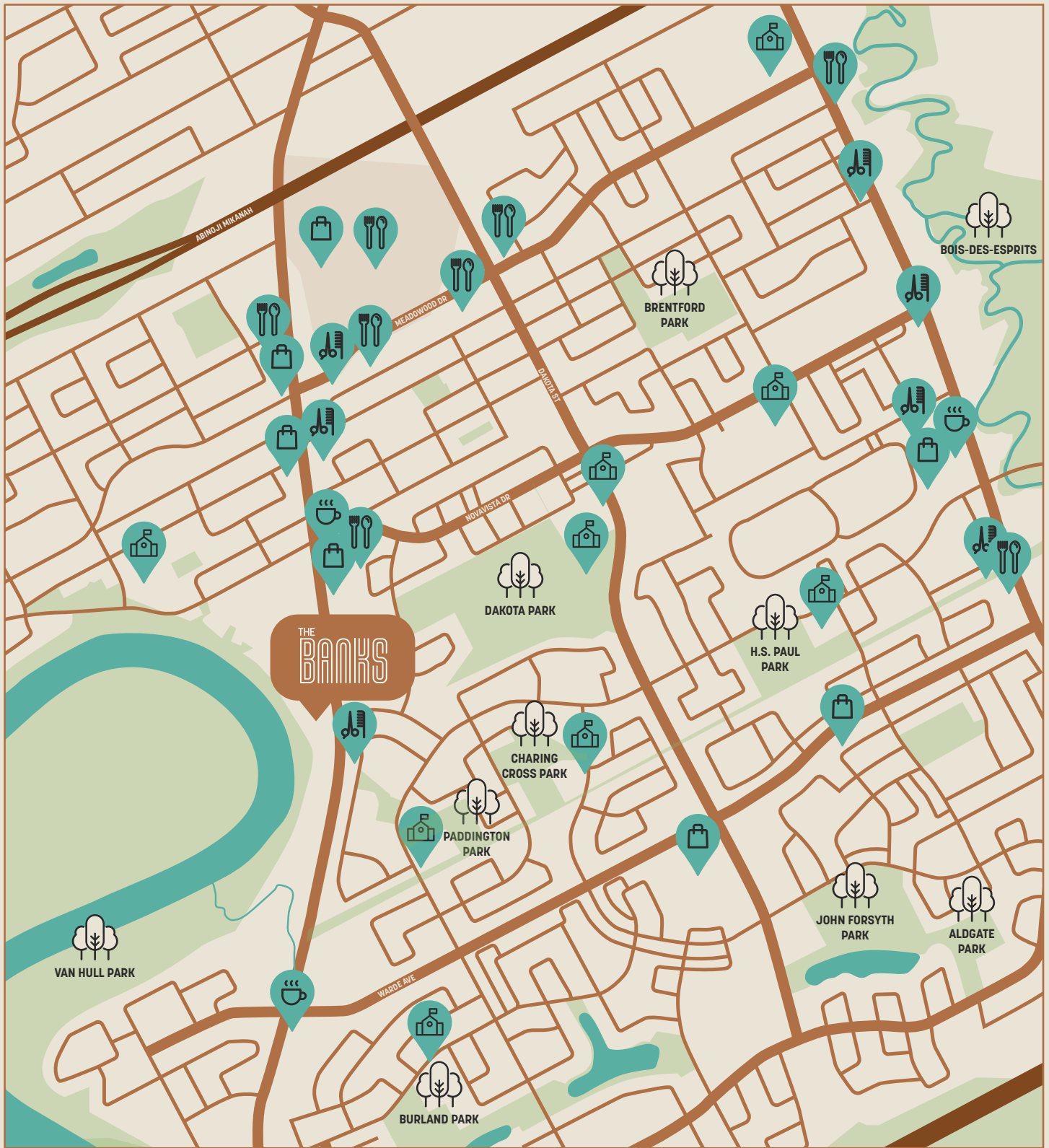
Welcome to the neighbourhood

Whether you're after a local eatery, a place to put down a picnic or somewhere to host your everyday workout, you'll rarely find an excuse to leave St. Vital.

Feed the ducks, play some pickup soccer or run the trails at St. Vital Park; pick up your groceries at Winnipeg's only Francophone outdoor market, Jardins St. Léon, come summer; or book a table at any one of St. Vital's underrated brunch, fine-dining or ethnic restaurants.

Take a stroll along the well-connected trails placed all around the neighbourhood and Abinoji Mikanah; bring the dog to Maple Grove's off-leash prairie-filled park; or hit the links at Winnipeg Canoe Club Golf Course—which turns into a cross-country ski hub in winter.

Want some walking-distance recommendations? Meet a friend at Licks Ice Cream Patio; browse the more than 3,000 labels at Jones & Company's boutique wine store; or hit the 160+ shops and services—and movie theatre—at the neighbourhood's namesake shopping mall, St. Vital Centre.



SCHOOL



FOOD & DRINK



SALON



STORE

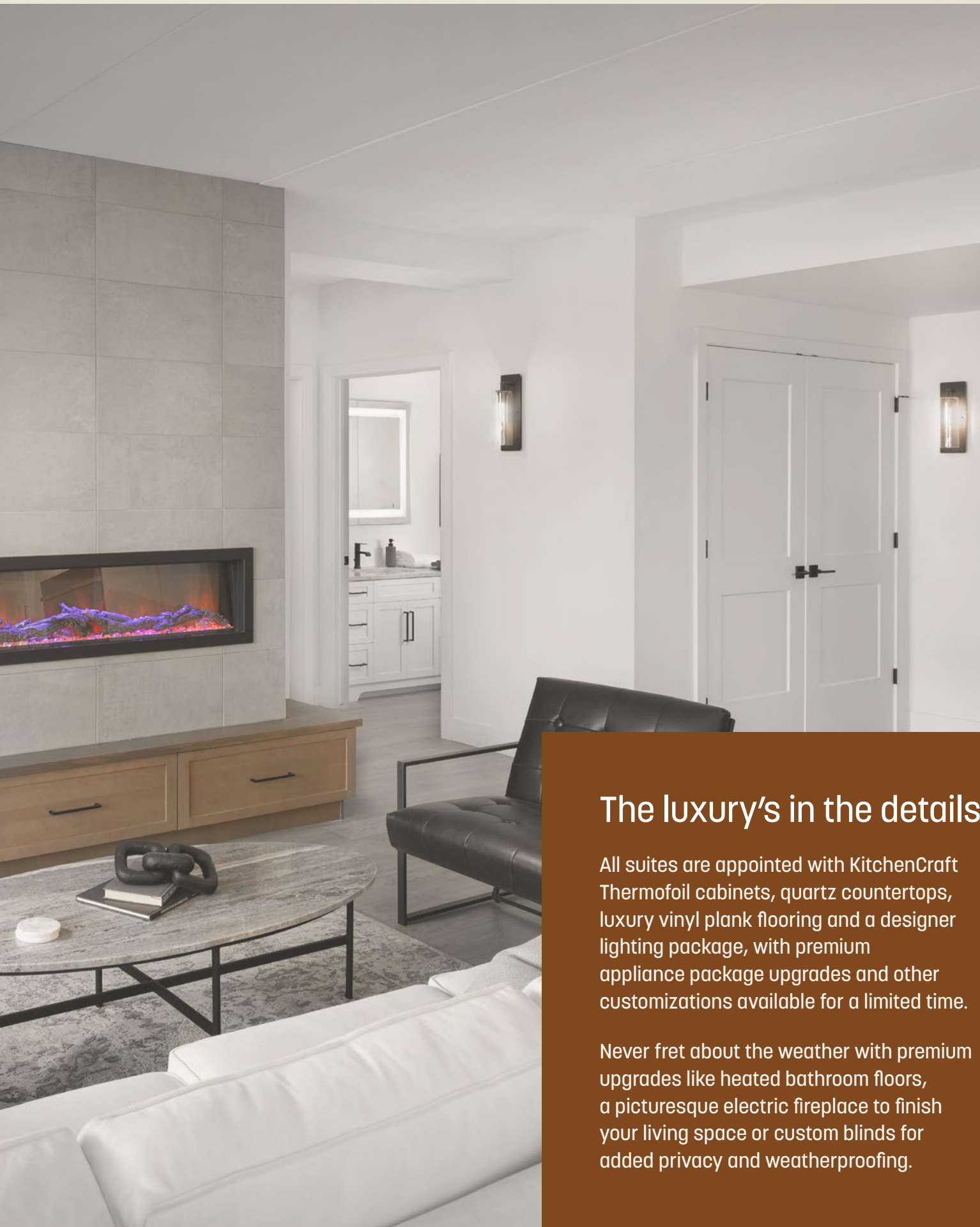


CAFÉ

THE
FLOORPLANS

Find the floorplan that suits your flow.



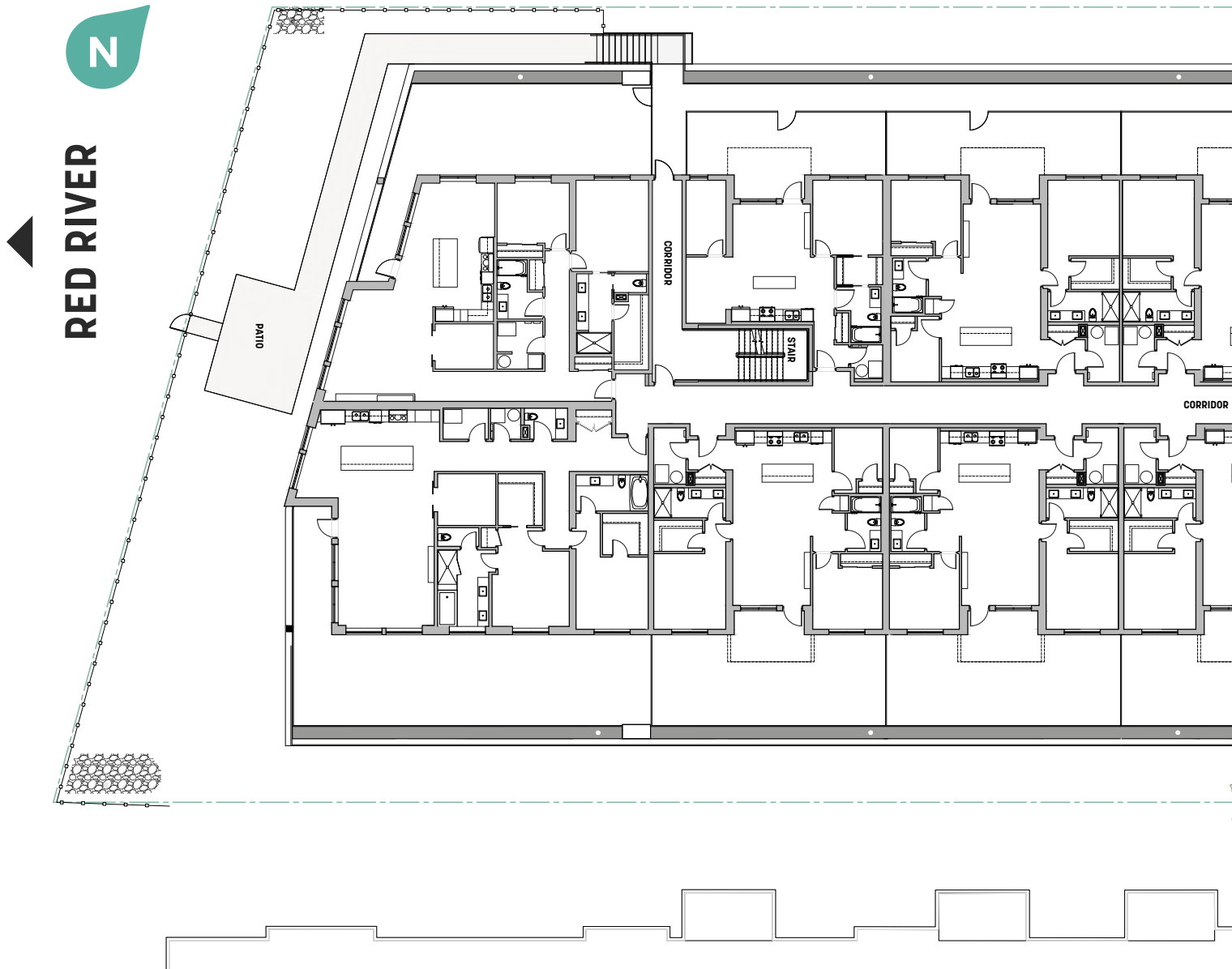


The luxury's in the details

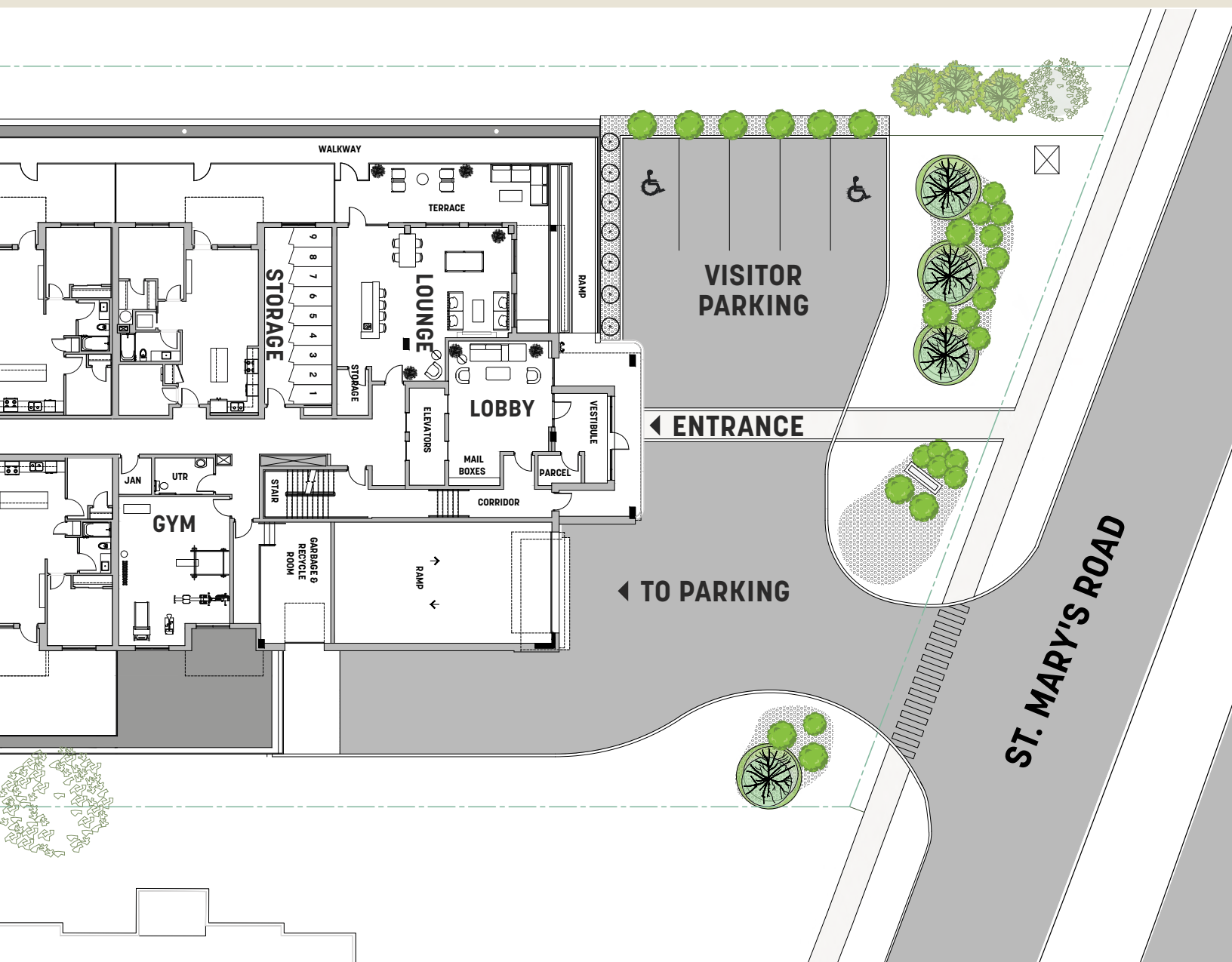
All suites are appointed with KitchenCraft Thermofoil cabinets, quartz countertops, luxury vinyl plank flooring and a designer lighting package, with premium appliance package upgrades and other customizations available for a limited time.

Never fret about the weather with premium upgrades like heated bathroom floors, a picturesque electric fireplace to finish your living space or custom blinds for added privacy and weatherproofing.

The Arrival Experience



As visitors step through the main entrance, they are welcomed by a spacious lobby that radiates a sophisticated ambience. From the lobby, you'll have seamless access to the amenity spaces, creating a dynamic setting for daily activities.

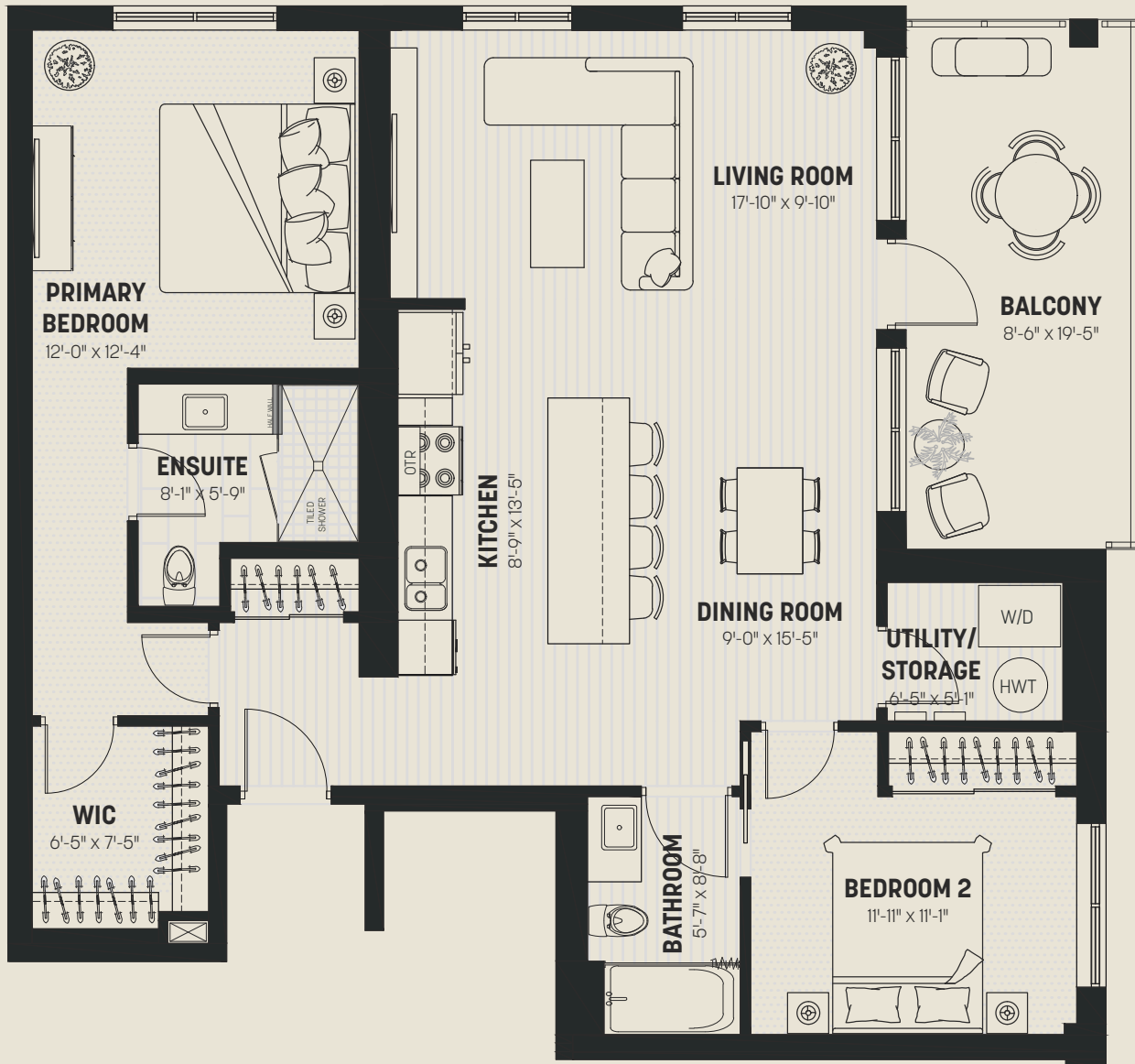
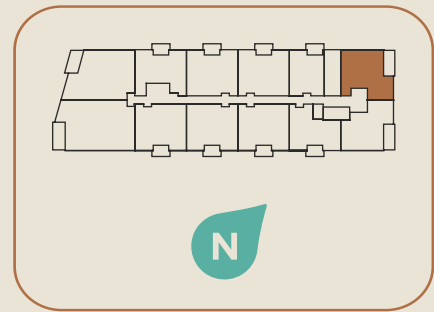


THE
FLOORPLANS

Model A1

2 BEDROOM + 2 BATHROOMS
1204 SF + 165 SF OUTDOOR SPACE



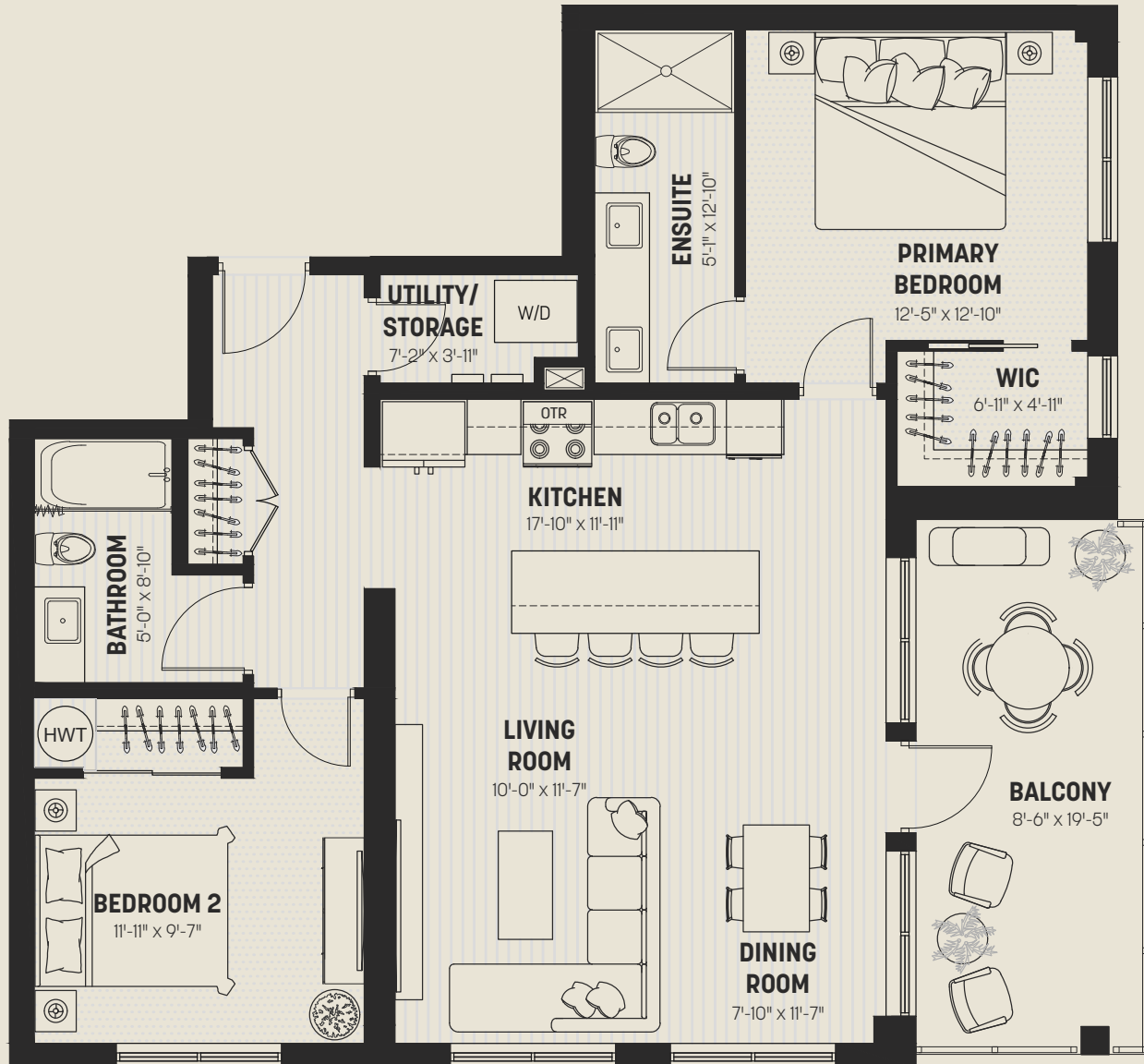
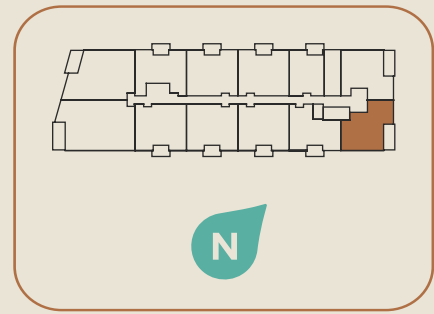


Units may vary and include optional upgrades. All size and specifications subject to change without notice. All renderings, floor plans & maps are artists' conceptions and for illustration purposes only. Speak with Sales Representative for further details.

Model A2

2 BEDROOM + 2 BATHROOMS
1124 SF + 165 SF OUTDOOR SPACE





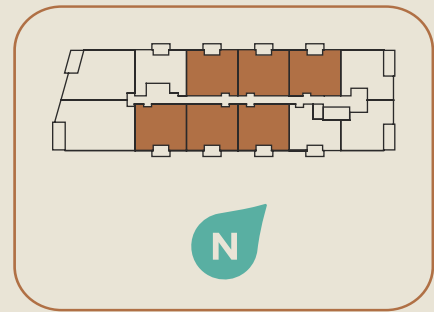
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Model B1

2 BEDROOM + 2 BATHROOMS
+ LIFESTYLE

1287 SF + 109 SF OUTDOOR SPACE





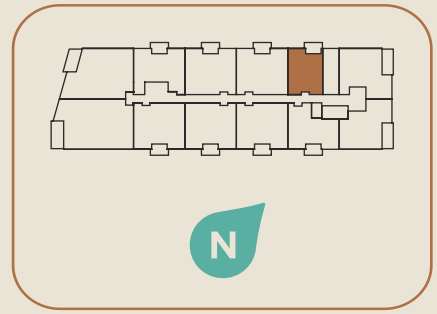
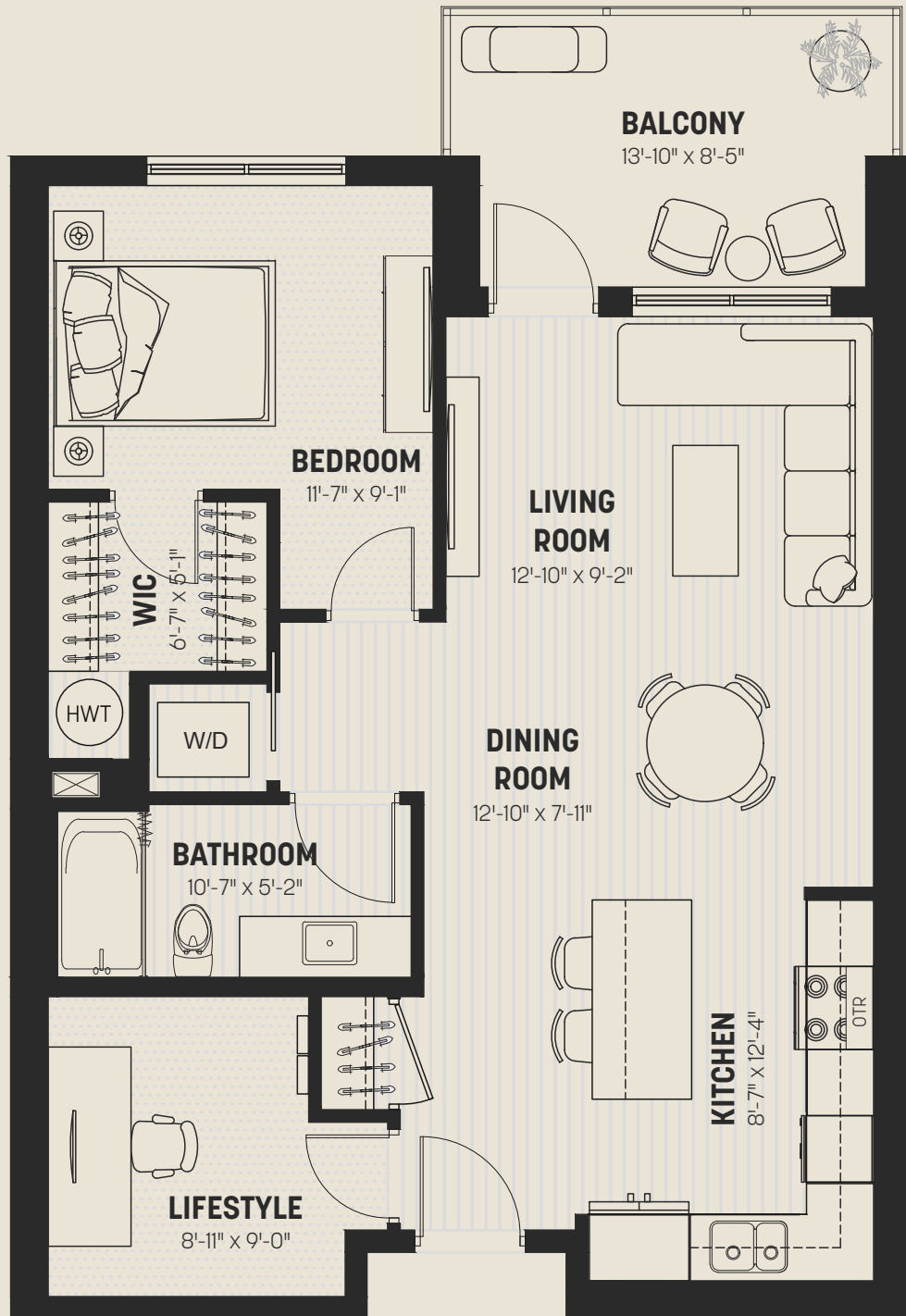
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Model B2

1 BEDROOM + 1 BATHROOM
+ LIFESTYLE

835 SF + 109 SF OUTDOOR SPACE



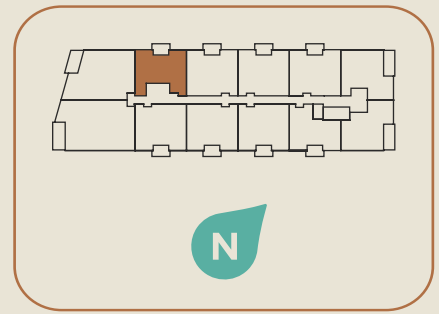


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Model C1

2 BEDROOM + 2 BATHROOMS
1105 SF + 109 SF OUTDOOR SPACE





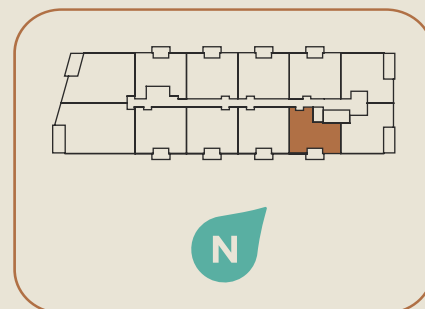
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THE
FLOORPLANS

Model C2

2 BEDROOM + 2 BATHROOMS
1086 SF + 109 SF OUTDOOR SPACE





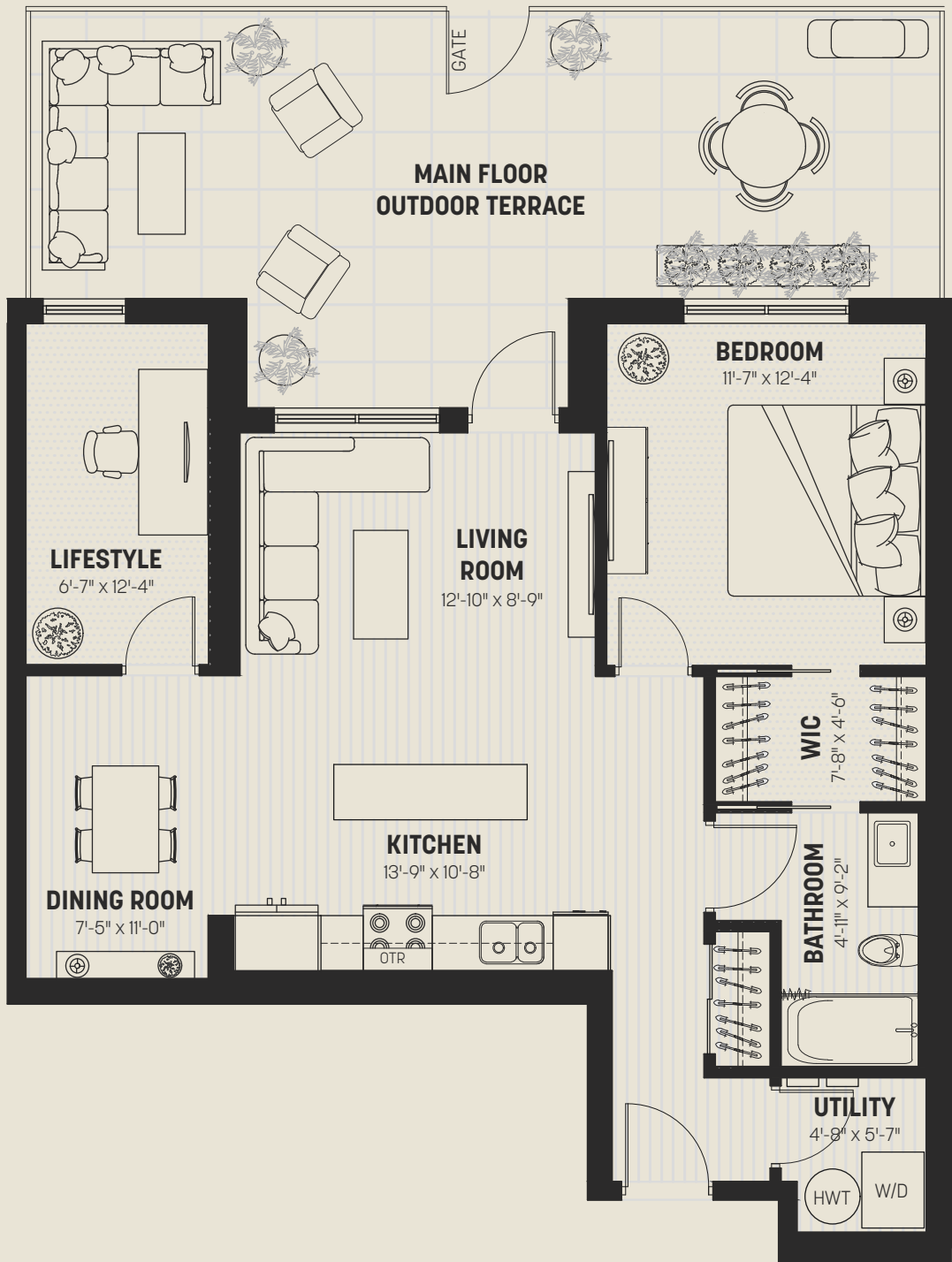
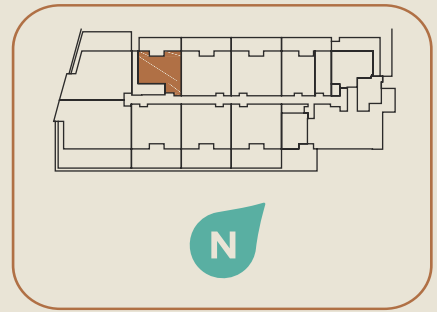
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Model C3

1 BEDROOM + 1 BATHROOM
+ LIFESTYLE

897 SF + 398 SF OUTDOOR SPACE





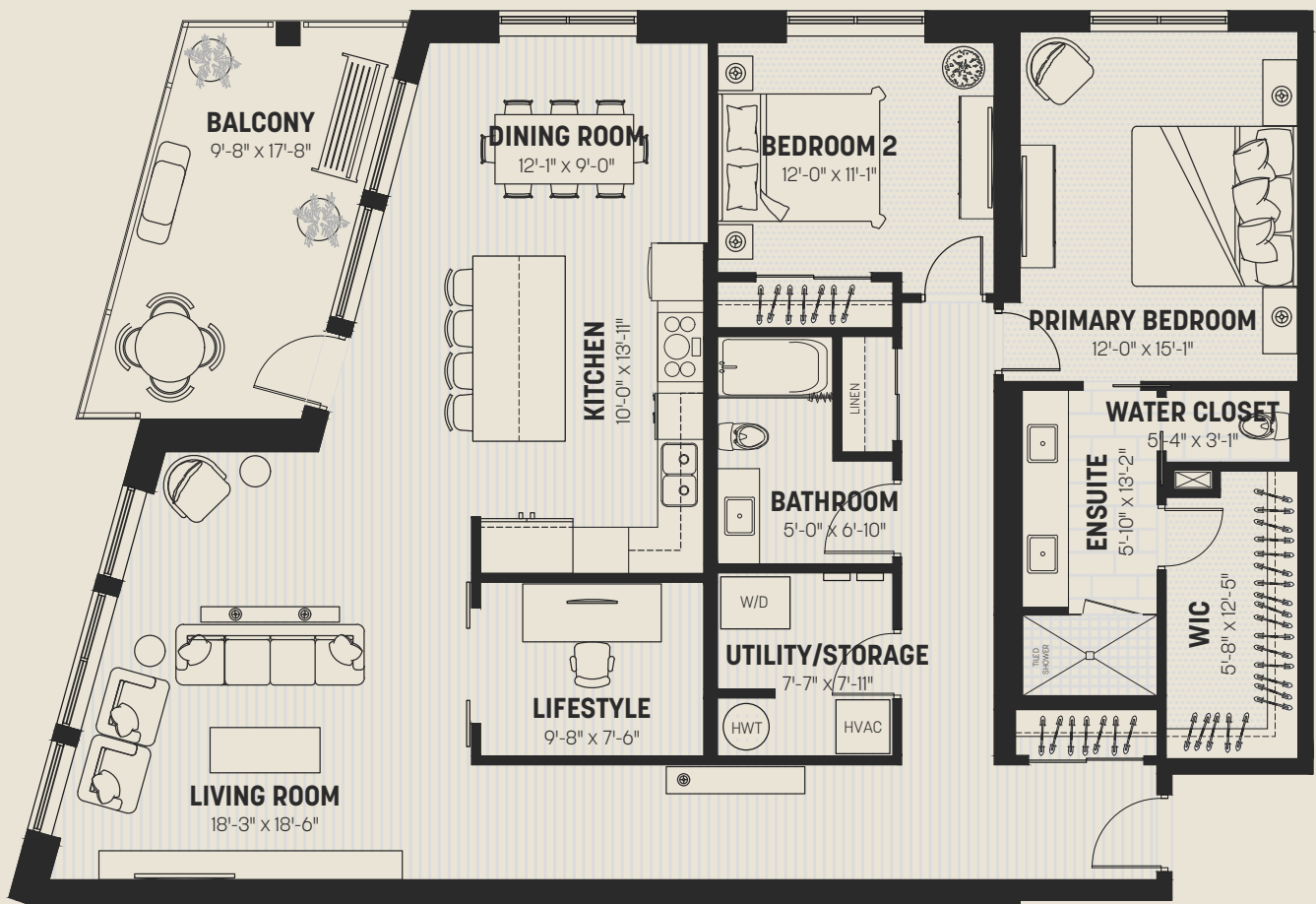
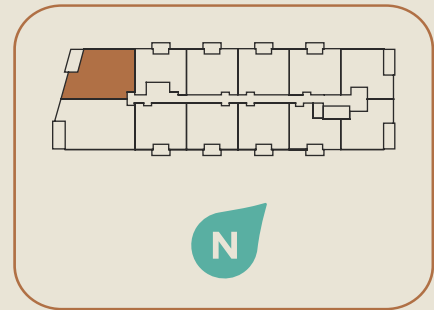
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Model D1

2 BEDROOMS + 2 BATHROOMS
+ LIFESTYLE

1760 SF + 169 SF OUTDOOR SPACE





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THE
FLOORPLANS

Model E1

2 BEDROOMS + 2.5 BATHROOMS
+ LIFESTYLE

2043 SF + 198 SF OUTDOOR SPACE



SPECIFICATIONS

Luxurious Living Spaces



BUILDING

- Pet friendly
- Access to the private owner's lounge with pool table, outdoor terrace, and fitness studio
- Secure underground parking garage
- Relax on private balconies with modern aluminum and glass railings
- Bicycle parking available to both residents and visitors
- Enter the building and garage with ease using the key FOB
- Conveniently located in the heart of St.Vital, close to many shops & services
- 1-2-5-10 New Home Warranty

LIVING

- Airy 9' ceilings on all floors, with 10' ceilings on the 6th (top) floor
- Durable vinyl plank flooring in main living areas
- Plush carpet in bedrooms and walk-in closets
- Designer lighting package
- Energy-efficient triple pane windows
- Sleek matte black fixtures throughout
- Dulux LifeMaster Matte wall paint

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KITCHEN

- Contemporary kitchen cabinetry designed by KitchenCraft, featuring soft-close hardware
- Quartz countertops throughout
- Double basin stainless steel undermount sink with single lever pull-out faucet in a matte black finish
- A 4-piece black stainless steel appliance package
- Undercabinet lighting

MECHANICAL FEATURES

- Individually controlled central air conditioning and heating system
- Individual suite electricity meters
- In-suite smoke detector and water sprinkler system ensure safety

BATHROOM

- Contemporary vanities with quartz countertops and undermount sinks
- Bathrooms include a combination of one-piece tub and shower units, as well as stylish curbless tiled showers in select models.
- Faucets and tub/shower fixtures by Moen in a matte black finish
- All doors have privacy locks for your convenience

ABOUT THE
BUILDER





Rest easy knowing the home you love is going to take care of you.

Home is sanctuary.

You should love where you live and sleep easy knowing that the space you take care of is going to take care of you. That's why an industry-leading third-party warranty is offered with every new purchase of a home at The Banks.

StreetSide offers its own 1-year warranty on materials and workmanship, including small things like paint chips and nail pops that aren't structural but still affect the way you enjoy your home.

Our third-party warranty extends to a 10-year guarantee on the structural integrity of your home.

For up to two years, it ensures the performance of your home's plumbing, heating and electrical components; and for up to five years, it covers defects in the building's envelope, including the roof, exterior walls, windows and doors.

From the little things to the big things, we stick by your side.

With every new purchase at The Banks, you will receive detailed information on our warranty, how to submit a claim, and the promise we make to deliver you a quality home.



Our story goes back over 70 years, and is rooted in a tradition of passion, quality and trust.

The StreetSide Story

Qualico® is now one of the largest fully integrated, privately-owned real estate companies in Western Canada. Since its inception in Winnipeg in 1951, the company's activities span the entire real estate spectrum and include residential land acquisition and development, single and multi-family home divisions, commercial and industrial development, property management and building supply and manufacturing divisions.

With a solid reputation for providing superior value, unprecedented customer service and an authentic commitment to the communities we serve, StreetSide Developments is proud to build on Qualico®'s strong vision and tradition of hard work, quality and trust.

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