

FROM PAGE J1

# PLACE: ‘Small town’

It’s a “concept that is new to Calgarians,” he says. “The Riverside Quays is almost like a small town within the city, where close to 700 terrace lofts, garden townhomes and waterside brownstones are designed to meet the lifestyles of young professional couples and singles, mature purchasers where the children have left the nest, and recently singled.”

The resort-like community is next door to Pearce Estate Park and adjacent to the Bow River, so mature trees and green space are on the doorstep.

At the same time, the location is just a few minutes drive from the eclectic and vibrant shops and services in Inglewood — as well as being minutes from downtown and just as close to the Deerfoot Trail for easy commutes anywhere in the city.

“When I interviewed a number of residents, they said they found living in the park atmosphere of Pearce Estate Park next to the Bow River was the prime motivator, yet they are only five minutes from their downtown offices,” says Mann.

But Statesman makes it even easier.

Residents have the Quays Shuttle Service to and from downtown at their beck and call. A private bus will be available for their use.

“The limo-bus will drop them off and pick them up from their downtown offices,” says Mann. “This saves them close to \$500 per month in vehicle parking in the downtown core.”

Another unique aspect of the development is the extensive amenity centre that’s already built. At 14,600 square feet, the two-storey structure has a

wealth of opportunities for residents to fully enjoy life.

“The majority of the amenities have been developed in the first phase,” says Mann. “Most buildings don’t have these features until the last phase, but this way, people who occupy early-on get the benefits and enjoyment of a world-class health club — an exercise centre for aerobic classes, massage and

therapy, and locker rooms with two steam spas.”

Space has already been sold to a group that includes a massage therapist, a chiropractor and an acupuncturist.

“As well, upstairs, there are private billiards and games room, an owners’ society kitchen and, of course, a movie theatre,” says Mann.

The building also includes a unique Quays Bistro that’s owned by residents.

“The revenue from the bistro is a financial benefit to help maintain lower condo fees,” he says. “They even make lunch for residents to take on the limo-bus as they leave for work.”

Mann has taken a page from the book on successful lifestyle options from his seniors’ residences.

“We designed food there for people with allergies and/or health problems,” he says.

“Gluten-free bread, for example, and healthier food choices — and families of seniors asked for the same thing, so we adapted much of that here. We have designed ‘Pizza With Heart,’ as an example — crust with no yeast or gluten and hardly any calories — and it’s delicious.”

Imagine having that ready and delivered to your door when



Lorraine Hjalte, Calgary Herald

The larger of the two show suites in Riverside Quays contains two bedrooms and two bathrooms.

you come home from a hard day at work, he says. “It’s a beautiful way to live.”

The development has other benefits that are unique. Residents each have VIP cards that offer discounts at many shops, restaurants, retail services and entertainment venues, as well as travel savings to any of the Statesman resorts in B.C. or the U.S.

The complex, itself, is on 5.7 hectares of land and will consist of eight buildings by completion — enough units to house 1,400 people by the time it’s done.

The first phase — a building with 124 units — is close to sold out and the second building is now selling.

The development consists of steel-and-concrete condo apartments that are built with energy efficiency in mind to BuiltGreen standards — which will include garden townhouses and brownstones in future phases.

The units in the second building range from 686 square feet for one-bedroom homes, to 2,114 square feet for a two- or three-bedroom executive suite with an office.

Prices start at \$308,900 plus GST to \$799,900 plus GST. Ground-floor units have patios and upper-floor units have enclosed solariums.

Each come with heated and secured under-ground parking.

“We have sold 30 terrace lofts in the last couple of weeks,” says Mann. “Unlike some other downtown highrises that have dropped their prices by



Lorraine Hjalte, Calgary Herald

The elegant yet functional kitchen within the larger showsuite.

\$100,000 or more, we have not.”

That, in itself, is a testament to the value of the project, he says. “Riverside Quays seems to be in the right place at the right time — perhaps even recession-proof.”

Meanwhile, Statesman continues making plans to convert space where the Crowchild Inn now sits to another live, work, shop and play complex.

Statesman is building its seniors complexes in Alberta, Ontario, Arizona, and North Carolina — and has recently expanded to India.

Resort communities have also captured Mann’s attention and he has built them in B.C. as well as the U.S. states of Arizona and Washington.



Grant Black, Calgary Herald

The interior of the fitness centre.

# MILANO

BY TRICO HOMES



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