

RIVERSIDE QUAYS IN INGLEWOOD

Time to let your ship come in at Quays

IN SHORT

PROJECT: Riverside Quays. BUILDER/DEVELOPER: Statesman Group. LOCATION: 1640 17A St. S.E. in Calgary's Inglewood area. PRICES: The one-bedroom model in the second building now for sale starts from \$294,900 plus GST. Condo fees are in the range of \$215 per month. HOURS: Open from 2 p.m. to 7 p.m. Mondays to Thursdays, and noon to 5 p.m. weekends and holidays.

**KATHY MCCORMICK**  
CALGARY HERALD

Whether you are looking to get into home ownership for the first time, or you want to downsize and spend those cold, miserable winters in a warm clime, the appeal of condominiums such as Riverside Quays in Inglewood is a strong one.

It not only comes in at the right price, but it has location and amenities in spades.

That's why the Statesman Group has had such success with its large project adjacent to the Pearce Estate Park and The Bow River.

**NEW CONDOS**  
**SHOW HOME**

It's just a short walk to the trendy hub of Inglewood, where eclectic shops and amenities mix with the revitalization of the area. And it's within walking distance of downtown itself.

But the building adds even more to the convenience and fun of living the urban lifestyle.

The huge amenity centre recently opened with a full-sized gym worthy of any commercial venture — even including a bistro for healthy meals on the go. Upstairs, the building has a theatre and more.

The price for a one-bedroom unit is below \$300,000. The Quays 1 is a 734-square-foot model that has a unique twist.

Like all condo units in the buildings that make up the large complex, the first floor units have a covered patio, while the second floor units have a balcony with glass panels under the railing.

All the remaining units on floors three through six have the space converted to a den with floor-to-ceiling windows, and an opening to both the great room and the master bedroom.

People love this extra space, says Mike



Courtesy, Statesman Group  
**An artist's rendering of Riverside Quays in Inglewood along the Bow River.**

Sali, who heads up the sales for the building.

It adds about 90 square feet to the home's overall size and the larger windows spill light into the bedroom space to make it brighter and more appealing.

The floor plan is compact and practical. From the front door, it is open right through to the back of the unit.

The kitchen is on the left in a U-shape with a flush eating bar along the outside edge next to the dining area. The appliances are stainless steel, while the backsplash consists of an upgraded skinny tile stacked like bricks. The dark-coloured cabinets include two frosted-glass upper cabinets.

Caesarstone has been used for the countertops — a slight upgrade from the standard granite.

The dining area and eating bar have puffy, round balls of light fixtures that add pizzazz to the space. The same tile that is on the backsplash goes all the way up to the ceiling surrounding the gas fireplace in the great room.

To the right of the entrance, the bathroom has an oversized soaker tub with an attached glass shower that is also larger than normal.



Kathy McCormick, Calgary Herald  
**The U-shaped kitchen in the unit has a flush eating bar along the outside edge.**

Beside the washroom, a closet holds the stacked washer and dryer.

The bedroom is to the right of the great room and it has a walk-in closet.

The building is all steel and concrete and it is built to high energy-efficiency and sustainable standards. The first building is complete and people have moved in already. That's where you'll find the bistro/amenity centre and sales centre. Selling of the second building has begun.

When complete, the complex on 5.7 hectares of land will have eight buildings holding 1,400 people. It will have many amenities including underground, heated and secured parking, a limo-bus that will take residents to work in the downtown core, and a VIP card that offers discounts at many restaurants and shops, including travel discounts at other Statesman resorts.

FROM PAGE J1

GOOD: 'Still affordable'

"It is a bit of a concern, but I need a place to live and the price I got this apartment for is still affordable."

Keynote is one of the few condo tower developments that have continued to sell throughout the economic downturn — and it's still under construction, with first purchasers expected to move in soon.

Located between 11th and 12th Avenues and 1st Street and Macleod Trail S.E., Keynote takes up almost a full city block. By the time it's done, the complex will have three towers over a podium of retail space.

One 14-floor tower in the project has 230,000 square feet of office space, nearly all of which is already leased to CH2M Hill, a full-service international engineering firm.

The retail space is 40,000 square feet, most of which has already been taken by Sunterra Market, which is scheduled to open in early summer.

Starbucks is another major tenant.

Additionally, 18,000 square feet of green space on the Plus-15 level will be integrated into the development, and an interior plaza and road with parking will give it an unique appeal.

The residential part of the mixed-use development consists of two towers — one of 26 storeys of which all but 19 of the 179 units have been sold, including the one Tsang is buying.

Another future 34-storey tower will have 250 units.

"The condo market has been pretty quiet for about a year now, but we expect things will pick up in the spring," says Randy Provost, president of Keynote Development Corp., a subsidiary of Balboa Land Investments. "And with so many shut down, we believe having units finished and ready to move in a short time frame is the best marketing plan we could have."

The complex consists of 11 different mod-

els ranging from 563 to 931 square feet and prices from the high \$300,000s.

"We believe the value is there and prices will be held to the levels they were when first introduced," says Provost.

"Because it's a mixed-use project, there is a lot more interest than one or two stand-alone towers. Here, the office tower keeps the place busy and vibrant during the day, and with the internal street and great parking for both residential and commercial, it makes sense."

In addition to the parking on the internal street, heated, secured underground parking is provided for residents.

"Because it is multi-use, we have three different sources of revenue, rather than being just at the mercy of the residential market, so that helps Keynote generate revenue to keep it viable," says Provost.

The vibrancy of the retail, especially the convenience and reputation of Sunterra, attracted Tsang as well.

Keynote also has a fitness centre, garden patio, owners' lounge and guest suites.

Tsang also loves the neighbourhood. "In the last six months, I've seen new restaurants, gyms, coffee houses, stores and entertainment venues popping up in the area."

That includes the area along 1st Street S.W., where new shops and services recently opened.

"It means people can work and play right where they live — and I hope that it continues to be this exciting place to live," says Tsang.

She purchased a one-bedroom unit with no upgrades, but specifications for the units include such things as cork flooring, granite countertops and stainless steel appliances.

A two-bedroom show suite and the new sales centre are expected to open soon in Keynote from noon to 6 p.m. Mondays to Thursdays, and noon to 5 p.m. weekends and holidays.

THE BUYER

Kathy Tsang.  
AGE: 25 years old.  
BACKGROUND: The first-time buyer is currently living with her parents, but put money down on a one-bedroom apartment condo in the first tower of the mixed-use development of Keynote. "I wanted my own space," says Tsang, whose parents helped her purchase the unit. "It means downsizing, but it's to a place that I can call my own." Tsang chose the inner city for its proximity to her work and the area's conveniences. "I work downtown and the commute in the past has been horrendous. Now I can walk or bike and have all the amenities around me. Driving is no longer my only option."  
PROJECT: Keynote in the inner city.  
DEVELOPER: Keynote Development Corp.  
POSSESSION DATE: Spring 2010.



Christina Ryan, Calgary Herald  
**Kathy Tsang relaxes in the kitchen of a condo unit in the Keynote development.**

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Christina Ryan, Calgary Herald  
**The Keynote condo development in Calgary.**

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