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AFTER LUXURY CONDOS

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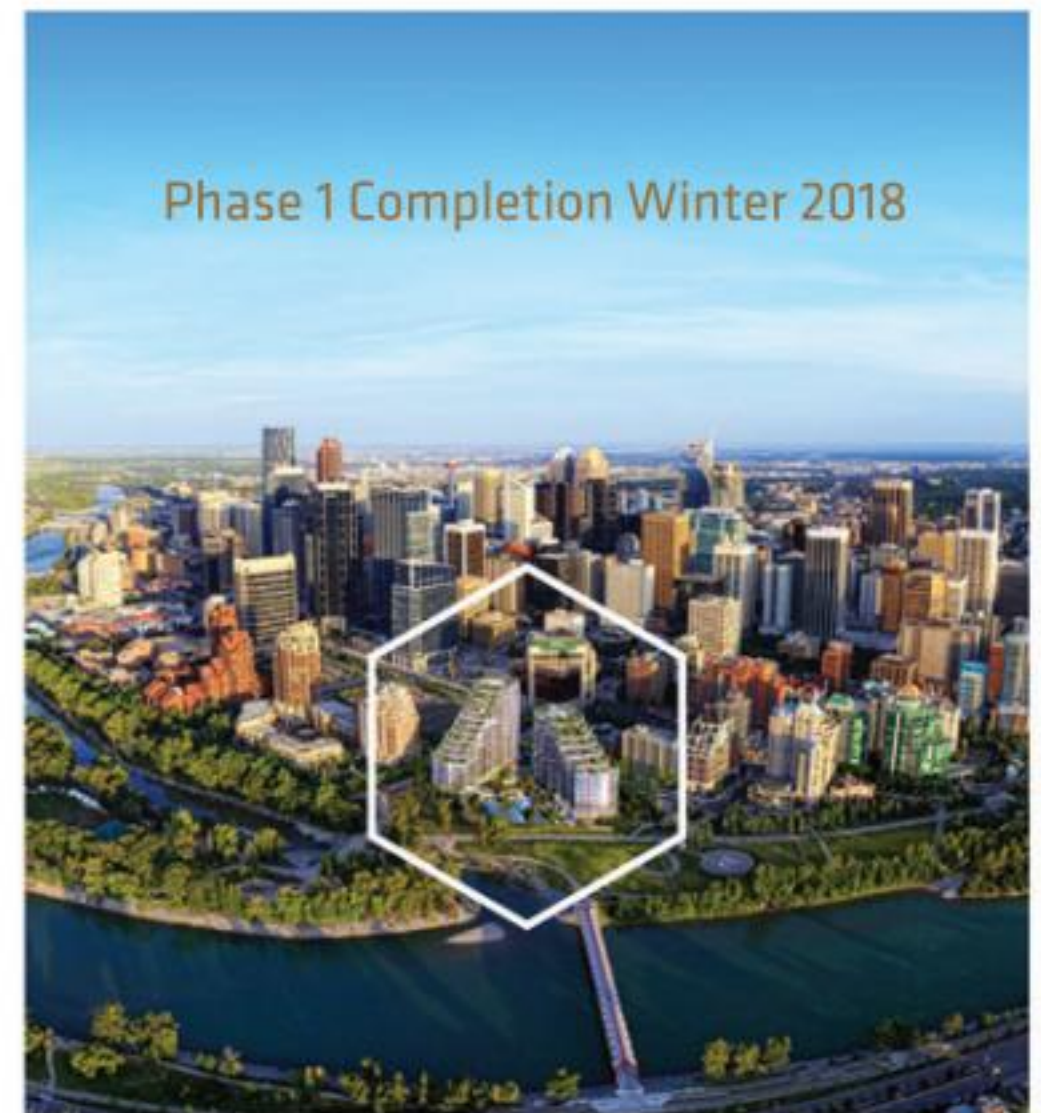
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SOCIAL MEDIA FUN

Hello, everyone. I'd like to take the opportunity to introduce you all to the latest addition to the Source Media Group team: Shylo Thompson. Shylo will be our social media expert, and she will lead our efforts to establish a stronger presence on Twitter, Facebook, Instagram, etc. and early indications seem she is already succeeding. There's been much more activity across all our social media platforms since she started, and her first post — Arf in the Park, 10 best off-leash areas in Calgary — is a certified hit, our most "liked" post on Facebook! She's back this issue with her favourite coffee shops. So follow us on-line as we explore the lighter side of the home building industry and life in general in Calgary.

Shylo and I just finished our biggest social media event yet, as we covered the SAM Awards on April 8. We tried out new forms of social media during this gala night — the industry's Oscars, if you will. I'm sure we'll be doing more of this sort of coverage for show home launches and other industry events, so follow our tweets, and check out our Facebook Live page to see what's going on in Calgary's condo and new home world.

Speaking of the SAMs, our cover feature this month is My Legacy Park by Brad Remington Homes, who has won several of the coveted awards over the years, and again this year. Even if they didn't, their buyers will certainly always end up as winners with the sheer value they get from each suite in this exciting new development in Legacy.

We also have a couple of features on two of the best condo developments in the Beltline today — Park Point by Qualex Landmark, and Smith by Grosvenor — both of whom have bucked the slow economy and have gone a long way in spurring the growth and beautification of this historic inner-city community. We also have Radius by Bucci in Bridgeland, which has certainly benefitted from its central location in this trendy neighbourhood just outside downtown. The Loop by StreetSide in Evanston presents a new townhome design where neighbours don't see into each other's property by putting the townhomes in a literal loop.

I spoke to Steve LePan of Anthem United about their about-to-be-completed Drake Landing neighbourhood in Okotoks, which just opened a new townhome development — one of the last in this award-winning sustainable community. Okotoks has seen a surge in demand for new housing and this new ARRIVE at the Landing townhomes from Partners Development Group certainly answers the call.

Gardening season is here and David Crosson talks to experts in his STYLE column on how condo dwellers can partake of the activity, seems like container gardening is all the rage now. Our A Day In reporter, Shelley Boetcher, heads down to the Designer District in the Beltline to check out what secret treats it holds. And Darlene Casten talks to a local actress to find out what she loves best about life in her downtown condo in this month's Lifestyle feature.

Award-season or not, trust *Condo Living* in bringing you the latest in what's happening in Calgary's vibrant market for new condos — and now you can do know all about it in our much-improved social media endeavours.



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DISTRIBUTED BY
Gallant Distribution Services, Media Classified,
Source Media Group

ISSUE 209 • ISSN 1918-4409

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Condo Living® is published 12 times per annum with copies available for distribution at more than 1,500 locations every month.

Condo Living® accepts editorial submissions by electronic mail only. Please forward any submissions including all personal information to: cleditor@sourcemediagroup.ca. Unsolicited submissions will not be returned. Advertising information available only by request.

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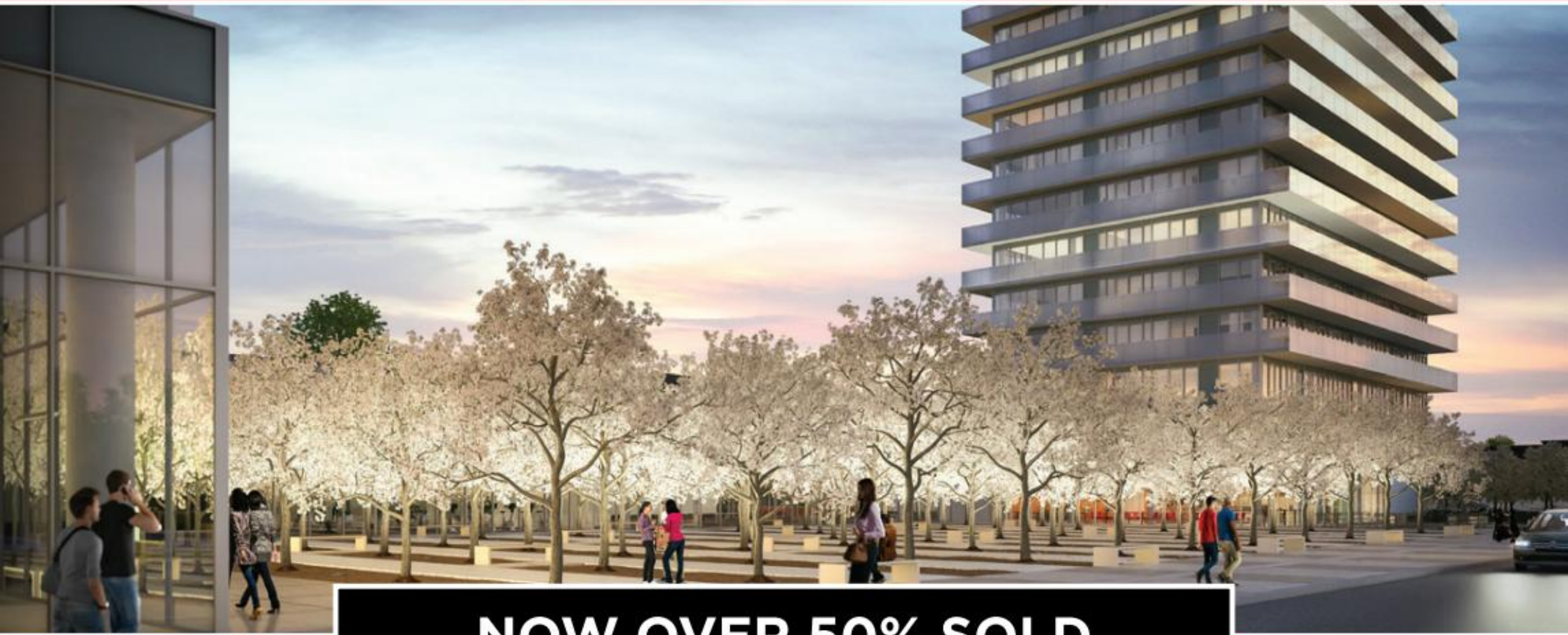


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MING

Fun and relaxing ways to accessorize your outdoor space

BY AALIYA ESSA

5



AS THE WEATHER gets warmer, we find this growing urge to spend more and more time outside, now you can have the best of both worlds by jazzing up your backyard. New lounge chairs are a must, to sit back and rock in, feeling the breeze gently caress your face, or perhaps have a cold beverage plunged in a bucket of ice, add some decorative lighting and you've the ideal backyard retreat. **CL**

6



8

7



- [1] Henryka Large Blue Stripe Hammock Swing, \$138 at Walmart. [2] Driftwood Lantern, \$299 at Crate and Barrel. [3] Flowerhouse Mesh Pattern Red Hanging Egg Chair, \$299 at Walmart. [4] Watering Marine Blue Can Small, \$29.95 at Crate and Barrel. [5] Howell Tall Planter, \$149 at Crate and Barrel. [6] Vivere Aluminum Wave Rocker, \$220 at Walmart. [7] KORPÖN, \$39.99 at IKEA. [8] Luau Beverage Tub, \$169.95 at Crate and Barrel. [9] ASKHOLMEN, \$89.99 at IKEA. [10] Stainless Steel Compost Pail, \$55.92 at Crate and Barrel. [11] Carswell Large Firepit, \$699 at Crate and Barrel. [12] SEGLARÖ, \$199 at IKEA.



MY LEGACY PARK: A SUCCESS STORY

But the story is coming to an end, as Brad Remington Homes starts sales for final building

As the story continues for one of the most sought-after developments in southeast Calgary, the opportunity for homebuyers to secure the deal of a lifetime is about to expire. Highly affordable with a focus on quality accents that suit the lifestyle many Calgarians desire, My Legacy Park has launched its fourth and final phase.

Since day one My Legacy Park, developed by Brad Remington Homes, has been extremely well-received. Bryan Logel, Vice President of Sales and Marketing at Brad Remington Homes, says each building is a continuation of the last and there's still something for everyone.

"We've had a lot of success at My Legacy Park, that goes without saying, but 2016 was absolutely incredible for us," he says. "We're able to deliver a value beyond what people have expected or imagined, plus we have a location that people are naturally drawn to — Legacy was community of the year last year."

With a total of 310 homes, My Legacy Park is a four-phase development nestled within the premier community of Legacy right off of Macleod Trail at 210 Avenue S.E. The fourth building has a total of 80 homes up for the grabs. If the trend of people camping out in line on the eve of every launch is any indication of what's to come, homes are sure to sell out fast in the last building.

Logel adds the incentive for people to camp out is to purchase the home they want before it's gone. "The demand for owning a place at My Legacy Park is high and people are willing to sacrifice their time knowing this really is an opportunity of a lifetime."

Construction started a year ago and today both the first and second buildings are sold out and occupied. New residents are expected to move into the third building this summer, and the fourth building will be move-in ready by early 2018.

"Now is the time to act if people want to own a home in Legacy," says Logel. "We've created a high quality home that ultra affordable, with outstanding standres and innovative design. People really can have everything they need and want."

As in the previous buildings, there are



one-, two- or three-bedroom floor plans to choose from, each with a diverse layout starting from the low \$100,000s up to the mid \$200,000s. Buyers can also view the eight impeccably-designed show suites on-site to get a glimpse of the lifestyle that awaits.

The award-winning G plan series is also back, which had a pent-up demand from buyers with its flexibility as either a two-bedroom with one-and-a-half baths, or a one-bedroom with a comfortable flex area. Starting from the \$170,000s and 691 square-feet in size, the G plan is one of the most popular living spaces potential buyers can choose from.

“Everything you see is built upon the success of the previous buildings, continuing to provide a product for every price point.” says Logel. “There’s a big focus on offering quality specifications where every home comes with nine-foot high ceilings, underground titled parking and storage space, quartz or granite countertops, soft-touch close doors and drawers, and premium cabinetry made in Alberta.”

With the success and soon-to-be completion of Copperfield Park also under Brad Remington Homes’ repertoire, My Legacy Park is a standup example of crafting a home with the buyer in mind. The development blends seamlessly into the surrounding natural environment with a durable exterior and detailed combination of brick and James Hardie premium siding. As a bonus, new homebuyers can reap all the other benefits of living in a masterplan community. >>

“WE’RE ABLE TO DELIVER A VALUE BEYOND WHAT PEOPLE HAVE EXPECTED OR IMAGINED, PLUS WE HAVE A LOCATION THAT PEOPLE ARE NATURALLY DRAWN TO...”





LEGACY IS UNDOUBTEDLY A SELF-SUSTAINING NEIGHBOURHOOD WITH AN ARTISTIC AESTHETIC BOTH RESIDENTS AND VISITORS CAN ENJOY.

FAST FACTS

COMMUNITY: Legacy
PROJECT: My Legacy Park
DEVELOPER: Brad Remington Homes
STYLE: Apartment-style condos
SIZE: 424 to 1,002 sq. ft.
PRICE: From the low \$100,000s
SALES CENTRE: 215 Legacy Blvd S.E. at the corner of Legacy Blvd and Legacy Main Street
HOURS: Monday to Thursday 2 to 8 p.m., weekends and holidays noon to 5 p.m.
WEBSITE: www.mylegacypark.com

Legacy is undoubtedly a self-sustaining neighbourhood with an artistic aesthetic both residents and visitors can enjoy. From the stonework and castle-like features at the entranceways, to the new public art sculpture created by Jane Seymour, plus 300 acres of an environmentally-protected reserve, it's easy to feel at home here.

"There are a lot of features to the community and there's an amazing feel when you first arrive," describes Logel. "Those who are purchasing range from upwardly-mobile, young couples and families, or empty nesters who love the idea of living in an estate community."

Location is a huge selling point for homebuyers as the commute from Legacy to downtown Calgary takes under half an hour via MacLeod Trail. Adding to the convenience, nearby amenities include the Shawnessy Shopping Centre and the Somerset LRT station, the Seton shopping area, and the South Calgary Health Campus.

When asked about what's to come for 2017 as the market starts to improve, Logel believes there's going to be a shift in optimism and a push to see even more. "With My Legacy Park, there is an opportunity to create equity," he says. "The prices are amazing, but this could be the last chance to own at these prices." ■



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RADIUS OF LIFE

Every so often opportunity knocks on your door, but it's up to you to answer it.

Such is the case with Radius, an inner-city condo project by Bucci Developments — a condominium community that encompasses the entire buyer wish-list spectrum, from location, price, a variety of floor plans, and so much more.

“The location of Radius is unique,” says Chelsey Marshall, Sales and Marketing Manager at Bucci Developments, “because we are so close to downtown with panoramic views of the skyline and quick access to the C-Train, the core, and river pathways — yet we are park-side in the quiet and well-established community of Bridgeland. You really get the best of both worlds!”

In fact, for several years now, Bridgeland has been one of Calgary's most sought-after inner-city locales, with its vast array of amenities at hand that are, literally, just a few footsteps from Radius.

“The site is right behind the Community Centre and Murdoch Park in Bridgeland, at the top of the rise on 9th Street. This means great views, even from the main floor,” she says. “It's pretty rare that you find both with a multi-family site: park-side in a quiet area with panoramic views of downtown!”

Even better, Bucci was able to secure this exceptional site at an unbelievably fair market value. “This means that we can offer the same to our homeowners at Radius,” says Marshall, “a very competitive price point without compromising on our fit or finish. Buyers can expect all of the beautiful finishes they have come to expect from a Bucci home, at an aggressive price point.”

There are 201 suites in total, with about 40 per cent sold to date, and only four out of the 12 penthouses remaining at time of writing.

Prices start from around \$330,000 for a one-bedroom layout; \$370,000 for a junior two-bedroom; \$620,000 for a large two-bedroom; \$710,000 for a two-bedroom plus den; and the penthouse suites range upwards from \$730,000.

“Our pricing is competitive and our completion timeline set for early 2019 is desirable,” explains Marshall, “especially when buyers realize that they can purchase with as little as five per cent down for homes under \$500,000 and 10 per cent down for larger homes.”

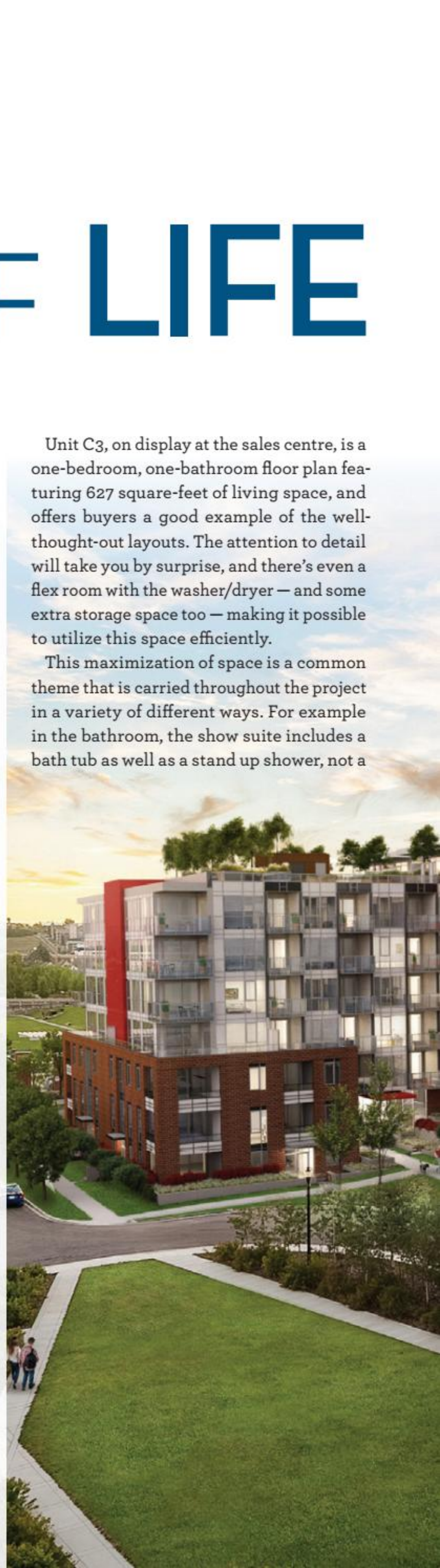
With more than 40 different floor plans to choose from, including a few that are one-off custom layouts, buyers here have an opportunity to select an interior plan that will compliment their lifestyle and fit their budget perfectly.

Radius has already attracted a variety of buyers: from residents that already live in the community, to first time homebuyers, to downsizers that appreciate the larger suites but still want the lock and leave lifestyle.

Most of the homes, says Marshall, fall into the mid-size range. “While Radius will offer a mix of plans, from 618 square-foot one-bedrooms — all the way up to 1,321 square-foot two-bedroom plus den and penthouse suites, the majority of the homes at Radius will be our junior two-bedroom/two-bathroom plans, a number of which will come in under \$400,000.”

Unit C3, on display at the sales centre, is a one-bedroom, one-bathroom floor plan featuring 627 square-feet of living space, and offers buyers a good example of the well-thought-out layouts. The attention to detail will take you by surprise, and there's even a flex room with the washer/dryer — and some extra storage space too — making it possible to utilize this space efficiently.

This maximization of space is a common theme that is carried throughout the project in a variety of different ways. For example in the bathroom, the show suite includes a bath tub as well as a stand up shower, not a



Bucci Developments' Radius in Bridgeland casts a wide net for buyers

BY AALIYA ESSA

common occurrence in most condos, and be sure to look up when you visit as there are cabinet storage areas along the ceiling above the vanity. It's not an upgrade, it's just part of the floor-to-ceiling quality construction and value that you get with Bucci.

In reality, says Marshall, there are no upgrades at Radius. "What you see in the show suite is exactly what you will get."

There are two colour palettes to choose from, with the Italian-inspired design scheme evoking a calm, relaxed attitude, all the while looking very sleek and contemporary.

"The interior finishes were influenced by the Italian past of Bridgeland," says Marshall. "There's a lot of warm wood tones combined with manufactured marbles, which we've found to be more durable and consistent than natural stone. >>



THE ATTENTION TO DETAIL WILL TAKE YOU BY SURPRISE, AND THERE'S EVEN A FLEX ROOM WITH THE WASHER/DRYER, MAKING IT POSSIBLE TO UTILIZE THIS SPACE EFFICIENTLY.



The kitchens are large and efficient with natural gas Bosch cooktops and wall-ovens, and modern-looking stainless steel Fisher Paykel fridges.”

A floor plan that has proven quite popular with buyers is the A3 unit, which is a two-bedroom, two-bathroom, 772-square-foot model. One of the more attractive features of this layout for many buyers is that it offers the versatility of a Murphy bed built into the wall in the second bedroom, allowing you to utilize this space either an office or a guest room, or both.

“With this unique layout,” says Marshall, “you have a space that will evolve with you; whether you need a temporary roommate, a guest room, an office, a nursery, or some combination thereof — these floor plans will support your changing needs.”

As for the little extras, they all add up to great value. All homes will include underground parking, while homes that are over 1,000 square-feet will have two-parking stalls included. Throw in some additional storage, standard air-conditioning, and private balconies with a gas line for your barbeque — with no neighbours visible on either side — and you’ve got all the comforts of home.

Radius is a concrete building, says Marshall, that is LEED Registered and will include energy-friendly elements like solar panels, and feature an urban garden

on the rooftop terrace. The rooftop terrace includes a double-sided fireplace, outdoor barbeque centre, an urban garden, and of course stunning views of the city.

The building amenities also include four workout areas: yoga studio, spin studio, weight training room, and cardio room. For buyers with four-legged family members (pets) Radius will have an underground dog wash, which is ideal as there is an off leash dog park right next door. For buyers that enjoy outdoor pursuits, there is a room that they are able to work on their snowboards and skis or perhaps bicycle in.

THROW IN SOME ADDITIONAL STORAGE, STANDARD AIR-CONDITIONING, AND PRIVATE BALCONIES WITH A GAS LINE FOR YOUR BARBEQUE AND YOU’VE GOT ALL THE COMFORTS OF HOME.

There is also a SPUD Room, says Marshall. SPUD is an online grocery store which Bucci has made special arrangements with so that residents can place their orders and have them delivered direct to Radius, with no delivery fee.

Bucci Developments has long been known for their innovation and thoughtfulness towards details, and Radius continues the tradition. “Bucci offer a hands-on approach.” says Marshall. “We are involved in every aspect of the project from the first shovel in the ground to the last coat of paint applied to the walls. This really is a thoughtfully designed building that will be current for years to come.” **CL**



FAST FACTS

COMMUNITY: Bridgeland

PROJECT: Radius

DEVELOPER: Bucci Developments

STYLE: Apartment condos

SIZE: From 618 to 1,321 sq. ft.

PRICE: Starts from \$330,000

PRESENTATION CENTRE: 102, 4th Street N.E.

DIRECTIONS: Northbound: Heading North on Edmonton Trail, turn left onto Marsh Rd. Southbound: Heading South on 4th Street N.E., turn left onto Marsh Rd.

HOURS: From noon – 6 p.m., every day but Friday

WEBSITE: www.bucci.com/radius



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THE BEAUTY OF THE BELTLINE

Park Point remains the best bet for Beltline living

BY PEPPER RODRIGUEZ

Calgary's Beltline district has been one of the hottest selling properties in the city. With its treasure trove of shopping, dining and entertainment amenities, proximity to the downtown core and Central Memorial Park at its epicentre, it's a no-brainer why single professionals, couples, and downsizers would want to live here.

Yet, with a bevy of Beltline condos to choose from, the clear winner has been Park Point. The 34-storey, 289-suite tower from Qualex-Landmark™ can already be seen rising across the street from the beloved Central Memorial Park, and construction of the first of two buildings is now about halfway complete.

Sales have also kept pace with the rapid development, despite the challenging Calgary economy.

"The Park Point residential tower is now 70 per cent sold," says Parham Mahboubi, vice-president, planning and marketing, Qualex-Landmark™.

"While we only have one sub-penthouse and one live-work townhome remaining in the project, we still have an outstanding selection of one- and two-bedrooms suites and sizes available to suit the needs of homebuyers."

But the reason for its outstanding success can't be all attributed to its location, as Park Point has the complete lifestyle package that fit the cosmopolitan allure of downtown living.

Besides, this isn't the first Beltline development from Qualex-Landmark™. Their previous offerings — Mark on 10th, Luna, Nova, Calla, and Stella — all contributed to the newfound growth of this historic inner-city community.

In fact, all their condos have gained a well-deserved reputation for meticulously-designed floor plans and amenities tailored to a variety of lifestyles and budgets. Park Point, though, literally tops them all.

"Park Point's unique proposition in the marketplace is its park-side location on Central Memorial Park. This public amenity offers Park Point homeowners a beautifully manicured urban park right in their back yard. The best part is they don't have to mow this lawn or maintain it, ever," Mahboubi says. >>





“Park Point’s unique proposition in the marketplace is its park-side location on Central Memorial Park.”



“The functionality and intelligent design part of the homes is about making a smaller space work as efficiently as a larger space.”

Park Point’s award winning interior is carefully designed by Scott Trepp, president of Trepp Design Inc., and has received tremendous feedback on the outstanding finishes, which is one of the strongest selling points of these homes. These include, for example, genuine granite slab countertops and backsplash, Italian Armony Cucine cabinetry, high-end appliance package, finishings and accessories. In many ways, the suites themselves are art pieces.

“The functionality and intelligent design part of the homes is about making a smaller space work as efficiently as a larger space,” says Trepp. “This comes down to design details such as placement of drawers in kitchens, to the overall placement of appliances that really work cohesively.”

Stylish interiors and an unbeatable park-side location and terrific, unobstructed views of the surrounding cityscape have combined for Park Point’s tremendous success. And Mahboubi says they have seen an “exciting uptick” in sales since January 2017.

“Between the significant advancement in construction and the stabilization of the market, we’ve seen 20 home sales since January. To put it into perspective, that’s equivalent to selling an entire residential city block in the suburbs,” he says.

“The pace of sales is certainly very positive news for our homebuyers and a clear signal that the real estate condo market is turning around.”

He says there’s been a noticeable change to who’s been buying as well.

“Compared to our previous five residential towers in Calgary’s Beltline community, Park Point, has certainly seen a shift from investors to more end-users. This trend may be due to both market conditions and Park Point’s unique location,” he says.

“While park-front property makes for an excellent investment, end-users are especially drawn to the upscale interiors, outstanding amenities and protected views over the park.

End-users and investors alike realize the rare opportunity to buy park-side.”

Park Point also boasts relatively larger suites than some of the developer’s most

“And when combined with the upscale interiors, project amenities, protected views and backed by a reputable and experienced developer, there really is no comparison to Park Point anywhere in the inner city.”

The remaining homes at Park Point offer stylish, meticulously finished one- and two- bedroom suites from roughly 502 to over 1,340 square-feet that start from the \$320,000s.

European in style and deeply practical,

type has been very popular based on price point.”

Mahboubi says buying at Park Point now at pre-construction prices may prove to be beneficial.

“Pre-construction sales usually appeal to homebuyers who have less urgency to purchase a home. The construction period provides for an appropriate transition plan. For example, it may appeal to a downsizer who is planning to sell their single-family home, or a young professional planning to live closer to work, but needs a few years to build capital,” he says.

“Purchasers view construction timelines as a positive, where they purchase a property with little upfront investment. Following construction completion, the value of the investment has usually increased notably, so they reap the benefits of a lift in the value of their investment whether they plan to sell or to move in.”

Regardless, homebuyers that are seeking a modern upscale home with a warranty and without compromise will look to pre-construction sales as a way to acquire an excellent new product, at pre-construction pricing with greater choice. “For most homebuyers, it is worth the wait, especially when it is a rare opportunity such as a park fronting condo as in the case of Park Point,” he adds.

Possessions at Park Point begin in 2018. **CL**

FAST FACTS

COMMUNITY: Beltline

PROJECT: PARK POINT

DEVELOPER: Qualex-Landmark Union Inc.

STYLE: Highrise condominium, apartment and townhome

REMAINING SIZES:

1 bedroom 502 – 646 sq. ft.

2 bedroom 854 – 1,092 sq. ft.

Townhome 1,025 sq. ft.

Sub-Penthouse 1,340 sq. ft.

STARTING PRICES:

1 bedroom \$320,000s

2 bedroom \$490,000s

Townhome \$700,000s

ADDRESS: Sales centre at 301, 11 Ave. S.W.;

Project at corner of 2nd St. and 12 Ave. S.W.

WEBSITE: www.qualex.ca/parkpoint



recent Beltline condos, which may explain the relatively equal pace of sales for its one- and two-bedroom suites.

What Mahboubi did find surprising is the “virtual sell-out” of their street-level live-work townhomes, with only one of the eight suites remaining.

But their 502-square-foot one-bedroom apartment-style condos are also moving well. “They come with no parking stall, but given Park Point’s central location and reduced dependence on cars. This suite

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IN LOVE WITH THE LOOP

StreetSide Developments
brings new look to
townhomes

BY AALIYA ESSA

Say goodbye to cookie cutter townhomes when you come to The Loop, StreetSide Developments' latest offering in Evanston in the northwest corner of the city. A development destined to breathe new life into townhome living.

Currently building in phase one of four, The Loop offers traditional row townhomes that don't actually face one another. It's great to know your neighbours, but not so great to be looking into each other's windows says Jared Kulawik, Area Manager. At The Loop, buyers will immediately notice that because the townhomes are designed around an actual loop, they face a park and not their neighbour's front entry or backyard.

"Our townhomes are built around a park," says Kulawik. "Each phase will have its own theme for the style of the park they face. Phase one will have a Rocky Mountains theme, with

10-foot hills and large boulders, creating a dramatic and aesthetically pleasing elevation change, with stone pathways ribboned throughout, vegetation actually brought in from the Rockies, and seating areas.

"So if you are sitting out on your patio, you're looking out into a nice lush greenery with big hills, and you will not be able to see the residents on the other side, and vice versa of course," he adds.

With 36 townhomes in the first phase, StreetSide is committed to ensuring residents enjoy their homes both inside and out. Not only do they get pleasant views and an environment that promotes a active lifestyle, they also get top-of-the-line standards in their homes.

There are three floor plan options to choose from with some flexibility for variation within each. For example, the Amaranth 14 or 14.0 >>



With 36 townhomes in the first phase, StreetSide is committed to ensuring residents enjoy their homes both inside and out.

suites range from 1,204 to 1,258 square-feet, and have two-bedrooms and two-and-a-half bathrooms.

The Amaranth 14 plan is designed as a double master layout, perfect for co-purchasers, or a buyer with a roommate, as each will have a full bathroom ensuite. The main floor boasts an open concept design, where the seamless transition and clear sightlines from the living area, to the kitchen, to the dining area make it possible for you to entertain guests, even large dinner parties, without ever having to leave the room. These plans include a spacious single car garage, third level laundry, and a main floor flex space ideal for a buyer that might work from home.

The Carmine layout is offered in three different versions, 16, 16+, and 16.0, ranging from 1,267 to 1,337 square-feet in size, with either two or three-bedrooms and two-and-a-half bathrooms. Slightly larger, there are some key differences that set the Carmine layout apart, mainly the 16 and 16+ floor plans include a flex



space located in between the two bedrooms, while the 16.0 includes a third bedroom option. All three provide a larger kitchen area, an eating bar, a large pantry, third floor laundry, and a two-car tandem garage.

The Loop's largest floorplan, the Rosewood comes in two options, 18 and 18.0, ranging from 1,485 to 1,511 square-feet, with three-bedrooms and two-and-a-half bathrooms. Spacious





is the key word to describe these two options, with large bedrooms, as well as generous kitchens with the choice of either an island in the centre or perhaps an open kitchen with tons of counter space. This plan also includes a third floor laundry room and a tandem two-car garage.

“Our standard features include nine-foot ceilings on the main floor in the kitchen and dining/living rooms area, stainless steel appliances by Whirlpool, and luxury hardwood patterned

LVP flooring,” says Kulawik.

“We have chandelier pendant lights, the cabinetry comes in three different colour choices with the option to split the colours up to have a darker option on top and a lighter shade on the bottom, tile backsplash, and soft close drawers and cabinets.”

Owners here will appreciate how the standards are a little bit higher, but come in a stylish package that helps keep the cost affordable. How affordable? Prices for homes in The

Loop start from around \$288,000 and top out around \$350,000, including GST.

Having so many options to choose from really does attract a variety of buyers too, says Kulawik, adding to the vibrancy of the community. “We have buyers that are looking for their first home, young families, professional singles and couples, and downsizers who want a decent-sized living space, but still prefer a lock and leave lifestyle.”

Owners here will appreciate how the standards are a little bit higher, but come in a stylish package that helps keep the cost affordable.

Nestled into Evanston, a community that is nearly complete, The Loop’s location is another huge draw for buyers, with easy access to transit, main transportation corridors like Stoney Trail, and a wide variety of amenities literally walking distance from home. There’s already a great selection of restaurants, grocery stores, financial institutions, and health and wellness to choose from, buyers can look forward to a new Popeye’s Chicken opening up just down the street.

“People really like the location,” says Kulawik, “they like that we’re in a developed community, which has a variety of shopping, schools, main roads and, of course, transit makes a big, big difference.”

Evanston is a true people-friendly community; with pathways that allow you to explore, tons of green space, and scenic views, buyers here appreciate their surroundings and that the community was designed with them in mind. **CL**

FAST FACTS

COMMUNITY: Evanston

DEVELOPER: StreetSide Developments

PROJECT: The Loop in Evanston

STYLE: Row townhomes with single and tandem garages

SIZE: 1,204 to 1,511 sq. ft.

PRICE: Starting from around \$288,000

SALES CENTRE: 150 Evanscrest Manor N.W.

HOURS: Monday to Thursday from 2 to 8 p.m., weekends and holidays from noon to 5 p.m.

WEBSITE: www.liveintheloop.ca

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Millennial style

Smith brings youthful swing to downtown living

BY SHYLO THOMPSON

Living downtown never looked so alluring or sophisticated, especially for young up-and-comers who have taken a shine to Smith, the just-completed condominium tower from Grosvenor Americas (Grosvenor).

Located right in the heart of Calgary's bustling Beltline inner-city community, Smith brings an urban style and convenience that makes it a great choice for young professionals working downtown.

It is walking distance to 17th Avenue and the excitement of the Red Mile, as well as Calgary's downtown business district. The neighbourhood is filled with the city's trendiest cafés and restaurants, but the building is set far back enough of 17th Avenue that there's a calm tranquillity when you're at home.

It's the perfect fit for 26-year-old Annie, who recently bought her first home — a 553 square-foot, one-bedroom condominium soon after visiting one of Smith's show suites. "When I first walked through their show suite, it looked good — the style and quality of the products, such as the shelving and walls." Smith also offers studio, two-bedroom, and three-bedroom condominiums.

The location is a huge reason Smith was a good fit for Annie's lifestyle. Having previously lived in Calgary's West End and working downtown, Annie is happy to be able to walk to work and have better access to Calgary Transit, bike paths, and car2go. "My experience has been great so far." Annie's favourite parts of the suite are the gas cooktop and the Nuheat flooring in the bathroom. >>

Smith resident,
Annie



“I was also happy to get a west-facing suite. You can see the tip of the mountains and the cityscape. It is a beautiful view,” says Annie. “There were only one or two suites left of the type of floorplan I wanted. It was almost meant to be.” Annie is now looking forward to entertaining friends and family once her home is fully decorated.

Even for a busy professional such as Annie, Smith makes life more convenient by offering in-house amenities like a concierge service, key service and dry cleaning drop-off service. The concierge service is Smith’s most popular feature.

“FIRST-TIME HOMEBUYERS ARE CAPITALIZING ON THE MARKET, RECOGNIZING THEY HAVE A PRIME OPPORTUNITY TO BUY A MOVE-IN READY HOME THAT SUITS THEIR LIFESTYLE.”

“Our buyers have reported they appreciate seeing a friendly face when they walk into the building — an individual they can count on to receive packages, a general source of valuable information, and a position which enhances the security and operation of the building,” says Robert Duteau, Senior Vice-President of Development at Grosvenor.

Couples, downsizers, and small families have also found Smith to fit their lifestyles, though Duteau says that their biggest draw is for millennials.

“[There is] an increased trend towards urbanization. First-time homebuyers are capitalizing on the market, recognizing they have a prime opportunity to buy a move-in ready home that suits their lifestyle,” says Duteau. “The lifestyle at Smith is certainly catered towards a young and dynamic pop-

ulation. Residents can bike to their job downtown and walk to the city’s most popular bars, restaurants and boutiques on the weekend. Smith embodies the growing urban lifestyle that is desired by millennials.”

Duteau adds: “Smith has a better location than any of its competitors.” And with the building already completed, there is no question that having suites ready for immediate possessions has helped.

“(Buyers) can come into our in-building presentation centre, experience the suites themselves, and be rest assured that they are in the right hands,” says Duteau.

He states that the in-building presentation centre has seen an incred-



ible jump in visitor traffic. “We are seeing a substantial increase in prospective buyers interested in the move-in ready product and a renewed interest from first-time home buyers, resulting in over 600 guests visiting the newly completed building.”

While the location is the main attraction for Smith, the sophisticated and spacious interiors are also a major selling point. “They have been crafted with a higher level of design awareness, with materials and features specifically chosen for the style and sharpness they add to the space. Our newly designed display suites showcase wide-plank, lami-



nate hardwood flooring, polished quartz countertops, full-sized integrated appliances, modern tile work and extra features like Nuheat flooring in bathrooms and spacious balconies and terraces,” says Duteau.

Duteau says that now is a good time to buy as people “have an opportunity to purchase within a modest budget without making sacrifices on finishings or location.”

“Smith is over 60 percent sold, with homeowners already moved in,” says Duteau. “Homes at Smith are currently priced from \$229,900 plus GST. Available homes include studios ranging from 449 to 479 square feet, one-bedroom homes from 498 to 678 square feet, and spacious two-bedroom homes from 855 to 1,055 square feet. Smith’s north facing penthouse with a panoramic city view is a spacious 1,695 square feet and our convenient street entry city homes are sized from 1,040 to 1,680 square feet.” **CL**

FAST FACTS

COMMUNITY: The Beltline

DEVELOPER: Grosvenor Americas

SIZE: Available suites from 449 – 1,680 sq. ft.

PRICE: Starting from \$229,900 plus GST

SALES CENTRE: 103 – 1501 6th St. S.W.

HOURS: Mon – Thu 12 – 6 p.m.; Sat – Sun 12 – 5 p.m.;

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Small town living has always been the allure of Okotoks, a trait precious to first-time homebuyers, families and downsizers. But buying a new home in this quaint prairie town by the Sheep River is a challenge given that there are only a few new communities left here where buyers can still build their dream home.

And it's about to get even more scarce as Drake Landing approaches final build out.

This exceedingly popular, family-oriented and environmentally sustainable community from Anthem United is down to its last few lots, as it opens its final phase.

DRAKE LANDING, SITUATED ABOVE OKOTOKS' HISTORICALLY PICTURESQUE TOWN CENTRE, OVERLOOKS THE SHEEP RIVER VALLEY WITH EXTRAORDINARY VIEWS OF THE MOUNTAINS AND ROLLING FOOTHILLS.

"Drake is almost entirely built out. There are just over 50 lots remaining," says Steve LePan, sales and marketing director for Anthem United. "Phase 12, our final phase, is now available. There are also a number of quick possession homes also available for those looking for quick move-in dates."

Drake Landing, situated above Okotoks' historically picturesque town centre, overlooks the Sheep River Valley with extraordinary views of the mountains and rolling foothills.

But besides from its crystal clear views, Drake Landing has also earned a reputation for its environmental stewardship in Okotoks with its various water conservation and solar power initiatives.

"We were the first community in town to include a water conservation program and have our home builders include low flow taps, toilets and showers in their builds, and keep rain barrels in yards," LePan tells *Condo Living*.



LANDING

Drake Landing scores a 10 in sustainability and family-friendly style **BY PEPPER RODRIGUEZ**

“Our water conservation measures through United’s PEER program and partnerships with Built Green™ Builders were so popular, the Town of Okotoks adopted the specifications as their standard,” LePan says.

Drake Landing gained global recognition in 2011 for its ground-breaking project: Drake Landing Solar Community (DLSC). A 52 unit neighbourhood that stores solar energy in the summer months to heat homes in the winter.

Additionally, the community offers an abundance of linear green space incorporated with the Town’s extensive regional pathway system. A ravine complete with a naturalized pond frequented by wildlife and residents alike, takes advantage of the peaceful surroundings. With an off-leash dog park and neighbourhood playgrounds and pathways, it’s truly an active family’s dream.

The builder group gathered by Anthem United has also taken the call to include built-in green features in their homes, as well as institute family-friendly designs in their homes.

Lifestyle Homes, Prominent Homes and Sterling Homes offer front-garage and rear laned homes in Drake Landing. Front-garage, two-storey homes start from the \$400,000s, and rear-laned homes are from \$380,000s. Front-attached garage bungalows are also offered from the \$430,000s, as well as The Parkhouses villas from Lifestyle Homes from the \$500,000s.

ARRIVE at The Landings from Partners Development Group

recently just launched here offering townhomes from the \$319,000s.

“It is a small development with only 30 townhomes – two-storey with full basements and three storeys,” says Jade Mahon, vice-president for sales & marketing at Partners Development Group.

Like the rest of Partners’ ARRIVE line of townhomes, ARRIVE at The Landing boasts superior green qualities, affordability and style. “Every ARRIVE townhome is BuiltGreen certified, with beautiful modern specs, and offers a maintenance-free lifestyle that brings the best of what home ownership has to offer,” Mahon says.

LePan says majority of buyers are past Drake Landing homeowners who are “taking the chance to move up in a community they already know and love.” There are also empty nesters who are enamoured by the villas and bungalows here. While growing families from Okotoks and south Calgary are taking advantage of the value.

“They choose Drake for the access to parks and green space, quick access to Calgary, but small town charm of Okotoks,” he adds.

Not enough can be said of Okotoks’ friendly, small town character, which has made it unique in today’s new home marketplace. “Okotoks has a unique charm »»

A RAVINE COMPLETE WITH A NATURALIZED POND FREQUENTED BY WILDLIFE AND RESIDENTS ALIKE, TAKES ADVANTAGE OF THE PEACEFUL SURROUNDINGS. WITH AN OFF-LEASH DOG PARK AND NEIGHBOURHOOD PLAYGROUNDS AND PATHWAYS, IT’S TRULY AN ACTIVE FAMILY’S DREAM.

“OKOTOKS HAS A UNIQUE CHARM AND CHARACTER AND EVEN AT 30,000 PEOPLE STILL FEELS LIKE A SMALL TOWN.”



and character and even at 30,000 people still feels like a small town,” LePan says.

“Access to the foothills and mountains and the beauty of the Sheep River running through town make it a picturesque location.”

Family activities are encouraged with the enormous amount of greenspace, including several tot lot parks, paths, protected environmental reserve and a dog park. “We’re also moments away from Seaman Stadium and the local soccer fields, and it is just a 10-minute drive to south Calgary and the South Campus hospital and the exciting new developments in the Seton commercial complex.” **CL**

FAST FACTS

COMMUNITY: Drake Landing, Okotoks

DEVELOPER: Anthem United

AVAILABLE HOMES:

Multi-family (Townhomes) ARRIVE at The Landings starting at \$319,000

(50+ Villas) The Parkhouses from the \$500,000s

Single-family:

Lifestyle Homes – rear detached garage on a lane, and front attached garage homes

Sterling Homes – rear detached garage on a lane, and front attached garage homes

Prominent Homes – rear detached garage on a lane, and front attached garage homes

PRICES:

Rear detached on a lane: \$380,000s

Front attached bungalows: \$430,000s

Front attached 2-story: mid \$400,000s

HOURS: Monday to Thursday 2 to 8 p.m., weekends and holidays noon to 5 p.m.

DIRECTIONS: Follow Highway 2 south to Okotoks, turn east on Milligan Drive, and follow the road to Drake Landing.

WEBSITE: www.drakeunited.com

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SUPREME STYLE

Liv Interiors' design duo captures Concord's out-of-this-world elegance in luxury show suite



Tiffany Lam (left) and Olivia Lam.

BY PEPPER RODRIGUEZ

When creating something special, it always helps to have visuals to explain the vision. And the more elaborate, the better. That's why show suites play such an important role in the condo industry.

And when the condo is something as special as The Concord, you better believe that its show suite will be just as special. No cost was spared in creating this luxurious temporary quarters that represents the kind of exquisite style and effortless grace that comes with each home in this first multi-family development by world renowned Concord Pacific in Calgary.

After all, how many other show suites are out there with two-storey display garages? Or spend some \$270,000 just for the display kitchen alone?

The pressure was indeed on the design team to come up with a show suite that would personalize the entire spectrum of refined elegance, comfort and luxury that Concord promises. And they definitely came through with gorgeous results!

Olivia and Tiffany Lam of Liv Interiors designed the show suite, and it has been such a knockout that it has succeeded

in not only impressing visitors, but gives everyone who has been through a tactile idea of what kind of lifestyle The Concord offers.

"What we created here was a general showcase for the features and finishes options available," Olivia says. "The open plan vignettes were the optimal choice in displaying the design elements for each room and space," Tiffany adds.

Concord will be a two tower multi-family project with 105 suites in the first 14-storey West tower and another 113 suites in the 17-storey East tower. Homes start at the \$800,000 mark with majority of suites left available in the first tower from \$1 million to \$3 million.

The show suite sits on the actual site where the two-tower luxury condominium project is rising on 700 1st Avenue S.W., a prestigious address just off Prince's Island Park and Peace Bridge, overlooking the Bow River. It is available to view on appointment. »



"The Porsche kitchen illustrates the true beauty of precision engineering and innovative design, assuredly revolutionizing the market and its possibilities with its touch control systems and imaginative European design," Olivia says. "With its one of a kind unique framing, emphasizing its clean and uncompromised lines, it truly lends itself to the statement of having a 'Porsche in the Kitchen.'"



The Porsche kitchens – the first offered in Calgary – are designed by the world’s oldest kitchen brand, Poggenpohl. They typify the kind of stylish decadence buyers can expect at The Concord. Even if you don’t cook here, you will always want to entertain in this magnificent setting. Italian marble along the island and perimeter counters set the tone.



The high ceilings and tall windows of the master bedroom present an enticing retreat, but it is really The Concord’s five-star in-house amenities that bring living here to another level. It includes a private, all-season garden with a pond that turns into a skating rink for the winter. “We have our own zamboni,” Murray says. There is also a giant, indoor pool and cutting-edge health and fitness facilities for residents to enjoy.



“The bathrooms feature a walk-in steam shower with seat bench and also a freestanding esthetics tub with an ornate floor stand faucet,” Tiffany says. Italian marble encases the entire master ensuite with Porsche vanity millwork to match. Custom medicine cabinet and mirror above vanity is a nice touch of stylish functionality in the master ensuite.

The Concord covers everything residents could ever want with spacious homes that go up to just shy of 2,000 square-feet, many of them with grand, oversized balconies that lets them enjoy Calgary’s sunny days all the more. **CL**

“We attentively source our furnishings through high-end retailers like Inform, LivingSpace and Room 8,” Tiffany says. “We’ll always shy away from cutting any corners when selecting our project specifications, as our aims are as always to select only the finest quality of materials and finishes that buyers would understand and appreciate.”

For the downsizer who can’t bear to part with their collectible cars, The Concord certainly has the solution. “We know that among the biggest concern among buyers in the downsizing market is where they can store their prized car collection when they move to a condo. With this high-ceiling underground garage, they can stack up to two cars per stall,” says Concord Pacific vice-president for sales Grant Murray.



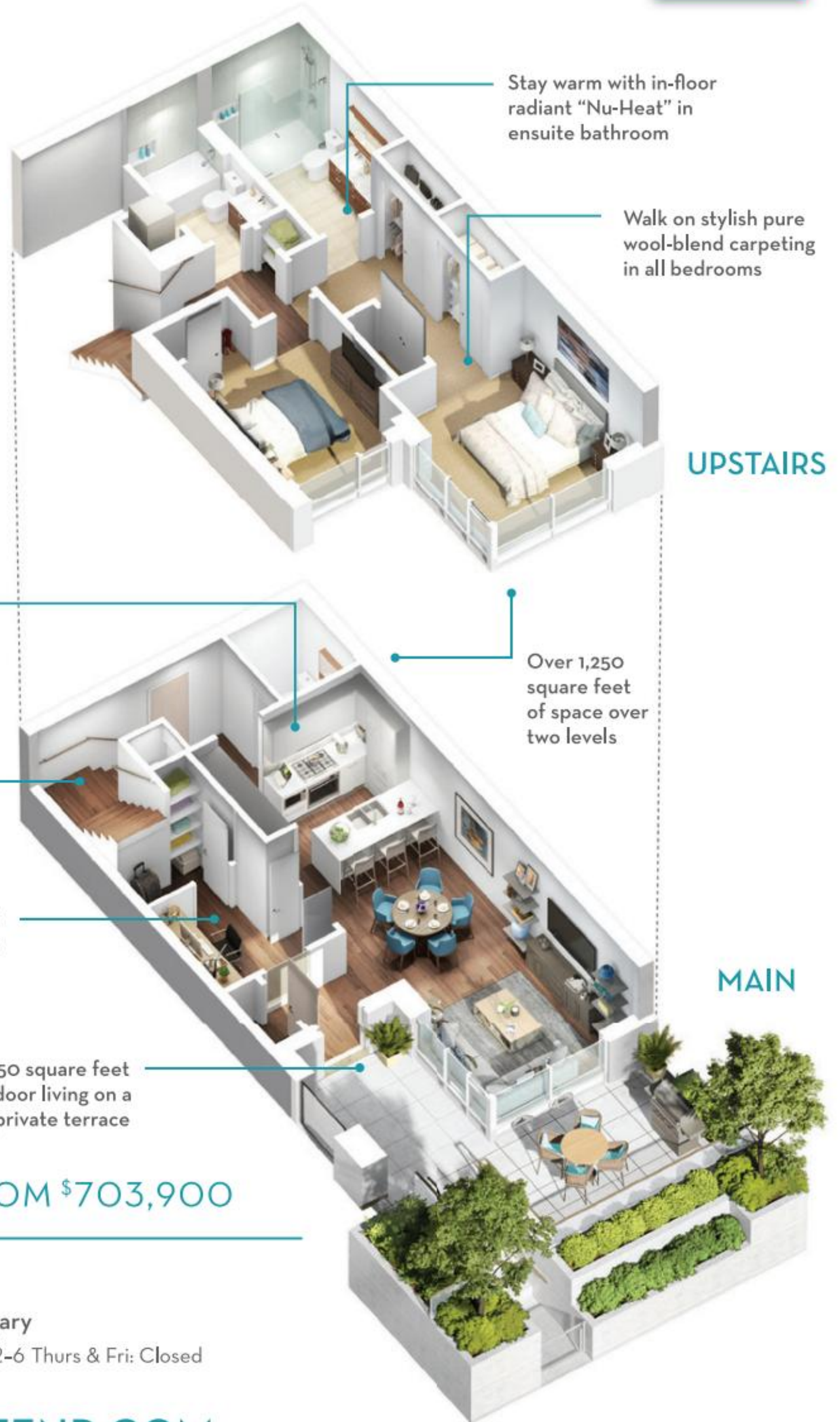


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A PLACE OF RESPITE

The showbiz glam of Yvonne's life takes a backseat in her Eau Claire condo

STORY BY DARLENE CASTEN
PHOTOS BY DON MOLYNEAUX

A family home. It's not how condos are commonly described, but when your mom lives in a suite above, you're going to find that this will be the place where the rest of the family congregates.

That is exactly what Yvonne's Eau Claire Estates condo is: a family home.

Yvonne's history with the Eau Claire Estates goes back to high school when she moved to the building with her mother.

It was love at first sight.

"I love, love, love the building," she said. "The convenience, oh my God!"

When Yvonne finished university seven years ago and landed her first job in corporate finance it was time to look for her own home, but she also wanted to stay just where she was. That meant a very narrow search.

At the time there were only two listings in Eau Claire Estates. She chose a two-bedroom, two-bathroom apartment on the second floor for \$449,000.

"My mom lives five floors above us," she says, laughing.

Her sisters live in Chestermere and Springbank and the Eau Claire apartment is where they can meet in the middle.

"This becomes the central hub," she said. "The kids come here with their friends and have pool parties."

Whenever she is home, that is. And today, that's becoming less common.

Calgary has been home for Yvonne from the beginning. She is one of those rare born and bred Calgarians, but the 30-year-old actor is now finding herself splitting her time between home and Vancouver.

In the coming year, Yvonne plans to spend more time in Vancouver, where she finds most of her acting jobs. However, she says Calgary is always home.

"Even though it is a big city, there is a community feel," she says. "Calgary is such a great city. It feels like there is only one degree of separation here from everyone." >>



As she continues to pursue acting, she leans on her hometown to keep her grounded.

“The (film and television) industry is so unpredictable,” Yvonne says. “So its nice because Calgary is my home. It gives me stability and comfort.”

Her 1,608-square-foot apartment in Eau Claire Estates provides plenty of that. The building, which is next to the Eau Claire YMCA, was constructed in 1981 and designed by Skidmore, Owings & Merrill, an international architectural firm that also designed iconic buildings like New York’s One World Trade Tower.

For her suite, Yvonne used natural colours on the wall and a warm-toned laminate flooring as the palette for a clean and contemporary space. “Its just modern, simple and clean,” she says.

A minimalist lifestyle accentuates the open feel of the spacious apartment. A low, wide-armed black leather sofa and linen coloured side chairs in a similar style, all from EQ3 set the mid-century modern feel. An arched stainless steel floor lamp ties in with other simple silver accent pieces.

An easel that displays Yvonne’s latest pieces is the lone occupant of the dining room.

The living space looks out onto the courtyard, which is surrounded by the building’s 10 brick towers. The landscaped grounds are neat and well tended with potted and groomed trees that are lit through the holidays and in the summer a fountain is the focal point.

Temperate weather also allows her to use the communal outdoor barbecues.

For indoor culinary pursuits there is an enclosed kitchen that has remained original, and dated, Yvonne admits, but is still very functional.

“People can hang out in here and there is so much counter space, I can just put out tons of snacks,” she says.

On the other side of the apartment the master suite has an adjoining space, separated by two sliding pocket doors, perfect for an office or as a nursery.

The view of downtown’s imposing skyscrapers is in stark contrast to the other side of the apartment.

“I get it all,” Yvonne says.

The quality of the building and the large suites, with only one or two units per floor, is attractive to people 40 and above, and retirees.

She said between the sound structure and the mature tenants, it is a peaceful atmosphere.

“Its super quiet,” she says. “It’s a well built and well thought out building. We don’t have anyone disrespecting the building.”

She also often gets full use of the gym’s elliptical machine and weights. Next to the gym is a pool, hot tub and inside the change rooms are a dry sauna.

“I really love this place,” she says. “I love being to walk and having Prince’s Island park as my backyard.”

Specialty coffee and tea can be found at Eau Claire market, she adds, which she often picks up before heading out for a walk or run.

The building has 24-hour concierge service, which screens visitors and is a drop-off point for courier deliveries.

“I love to online shop, so I love that,” Yvonne says.

The building also has a dry-cleaning pick-up and drop-off service and bike and DVD rentals. The underground heated garage includes a car wash. **CL**



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Mauve Gracefully by Franco De Francesca at Newzones Gallery of Contemporary Art.



CALGARY'S TRENDIEST STREET

The Design District is aptly named, spend a day here and you'll know why

BY SHELLEY BOETTCHER

Stuff



Want to find Calgary's cool crowd? Head to the Design District.

Named for its art galleries, architectural firms and furniture stores, Calgary's Design District runs along 10th and 11th Avenues S.W. between Fourth and 14th Streets S.W. There are coffee shops and restaurants, and plenty of parking, too.

Spencer Schmick, owner of Stuff, a lifestyles store geared toward men on 11th Avenue S.W., opened his popular store a year ago. He chose the neighbourhood because it had so many shops and businesses that he already knew and loved.

"The area has always felt more urban and creative to me, thanks to all the art galleries and commercial businesses mixed together," says Schmick.

"It feels like you are part of the action, and I really like that."

So do we. Here are some of our favourite places in and around the Design District. >>



Kirk Shaw of Avec Bistro.

EAT AND DRINK

Avec Bistro – 550 11th Avenue S.W.

Whether you're in the mood for a fancy French meal, or simply want a good glass of wine and a little snack with friends, Avec Bistro has what you need. But if you want a suggestion? The steak and frites is always delicious.

Bridgette Bar – 739 10th Avenue S.W.

Bridgette Bar is perfect for a romantic date as well as fun for a crowd. The food and booze are great, and the space itself is brilliantly designed, a mix of mid-century modern pieces, original and new works. I have fireplace envy every time I'm there.

Bonterra Trattoria – 1016 8th Street S.W.

Eat here, and you'll feel like you've been transported to Italy. With one of the prettiest patios in the city, you can dine inside or out in summer. It's hard to pick a favourite dish, but all the pasta rocks.

Bonterra Trattoria.



Bumpy's Café – 1040 8th Street S.W.

Being in Bumpy's is like being home, if home is a cozy place with coffee and homemade baking. For breakfast, try a muffin (you'll want two) and latte. And for lunch, don't miss the quiche.

Decadent Brulee – 722 11th Avenue S.W.

Got a sweet tooth? Stop here for your next fancy dessert fix. Cookies, cake, pie and yummy things for every special occasion such as Mother's Day and birthdays. Everything is fresh and made on site with the best ingredients you can find.

Posto Pizzeria – 1014 8th Street S.W.

Posto is a sister restaurant to Bonterra, located next door. The thin-crust Italian-style pizza, of course, is a must. But Posto is also fun during happy hour. Bottles of wine are half price and the selection of antipasti is fresh and delicious.

SHOP

Cookbook Co. Cooks – 722 11th Avenue S.W.

The place to go if you're searching for beautiful things for your kitchen, or culinary-themed gifts for friends and family. You'll find the latest and greatest cookbooks, chocolate, gadgets, coffees, olive oils, utensils, pots, pans, servingware and more.





Kit Interior Objects – 725 11th Avenue S.W.

This is the store for fans of modern and classic Scandinavian design. Brands include Fritz Hansen, Georg Jensen, Hay, Knoll, Iitala, Marimekko, Muuto and more. You'll find home and office furniture, housewares, cool kid things, books, you name it.

Metrovino – 722 11th Avenue S.W.

Tucked in behind Cookbook Co. Cooks, Metrovino is a wonderful stop for all your wine needs. Whether you're hankering for Champagne or a cheap-and-cheerful French rosé, the Metrovino team can help you find it. Sign up for a class to learn more.

Stuff – 709 11th Avenue S.W.

Geared toward men, Stuff sells everything from cool Danish slippers to beard wax, skincare products, clothing, birthday cards and furniture. But women won't be disappointed either. There are high-end soy candles, an ever-evolving selection of books and pop-ups from local artisans.

BUY ART

Newzones Gallery of Contemporary Art – 730 11th Avenue S.W.

A solo exhibition by Cathy Daley will be on view through May 6 at Newzones. Daley draws with black oil pastel on white vellum; her work is in collections around the world.

Then, Franco DeFrancesca will be featured in the show, Spin Cycle Matrix, May 13 to June 24. He'll be at the opening reception on May 13 from 2 to 4 p.m.



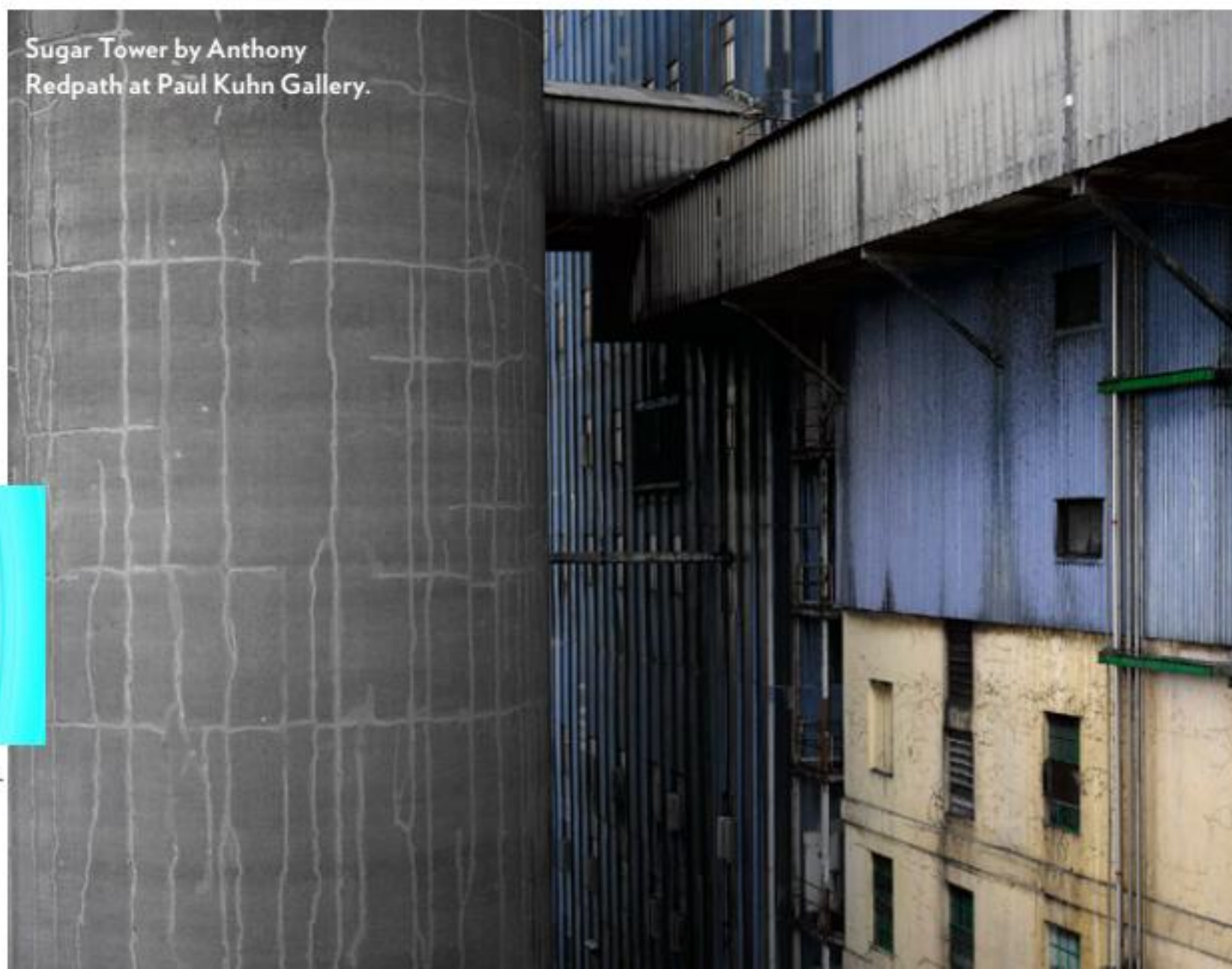
Whiskey glasses and messenger bag from Stuff.

Paul Kuhn Gallery – 724 11th Avenue S.W.

Founded in 1983, Paul Kuhn has long been a stop for fans of fine contemporary Canadian art. From May 13 to June 6, check out the large-format work of Vancouver artist Anthony Redpath. The opening reception will take place May 13.

Viviane Art Gallery – 1114 11th Street S.W.

Stop in to see contemporary photography, paintings, sculpture and conceptual work by top artists from around the world. Check out Paper Works by Winnie Truong and Erik Olson, May 12 to June 17. **CL**



Sugar Tower by Anthony Redpath at Paul Kuhn Gallery.



Spiral Dynamics by Franco DeFrancesca at Newzones Gallery of Contemporary Art.

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GREEN THUMBS UP!



Styling your garden to cope with Calgary's weather

BY DAVID CROSSON

It's tempting in a place like Calgary to embrace the concept of a "disposable garden". With late-season killing frosts, petal-shredding downpours and the inevitable hail, the risk of discouragement is high for those seeking to flex their green thumbs. Now, a lack of cooperation from Mother Nature is nothing I can fix with a mere column but, according to local industry expert Meryl Coombs, of Spruce It up Garden Centre, the notion of sustainable gardening in our own back yard (literally, for some) is not just a matter of blue-sky thinking.

"Calgary is now a 4A climate zone," he says, "which offers more options than ever before so people don't have to rely just on the tried-and-true such as potentilla, dogwood and spirea. Growers have also sourced varieties from similar climate zones in Europe and brought those back here with great success."

One thing Calgary is known for is terrific perennials and that's an excellent place to start provided you have a small bit of in-the-ground soil to develop. Coombs says that space at his garden centre devoted to these recurrent visitors has doubled in the past few years, especially with the mix of YYC-viable botanicals increasing. He offers examples such as Annabelle Hydrangeas, Yellow Rocket Ligularia, hostas and peonies — beautiful, bountiful shrubs that do well here, particularly in the shade. >>

Photo above Boxwood
Photo below Peonies





Annabelle Hydrangeas



Hostas



Karl Foerster Grass

“What we really push—and what people are wanting — are natural plantings with things that thrive in this area with minimal maintenance.”

particularly apartment-style ones — don’t have a lot of options when it comes to “working the land”.

Although container gardening doesn’t really lend itself to the cultivation of perennials, there are options out there for either long-lasting botanicals or even vegetables that will produce pretty much all season long. Lettuce is an especially prodigious crop in the latter category, and some balcony-friendly tomato varieties are known to multiply like rabbits under the correct conditions.

For flower-producing or other, more decorative varieties of plant, look to things like tea roses, Little Bobo Hydrangea, wave petunias or Supertunias for a growing season that can last well into the fall in some cases. Hostas can be used in container gardening to great effect, provided you understand they won’t come back and either have to be transplanted in a garden or just treated as annuals. Coombs also suggests filling containers in with reliable tropicals like yucca or dracaena to give yourself a background for more fleeting annuals if that’s how you roll.

It doesn’t matter if your thumb is as green as Kermit’s or as toxic as the touch of Death (as mine is), gardening is meant to be fun so don’t let a lack of expertise hold you back. Even if you do default to containers stuffed with annuals it’s a great way to embrace a short season so get out there and grow! **CL**

“Hostas practically glow in the dark so they’re great for shade—and we have about 20 types to choose from,” he says. “Peonies love our cool nights and warm days so you really get a nice showing around late May or early June.” With the latter, though, Coombs suggests using

them as more of a background planting than a centre-stage feature, especially since their blooming cycle is so short. “They’re really good for cutting and taking inside but don’t expect them to ‘make’ your garden.”

One thing Coombs does see waning in popularity is xeriscaping (gardening that minimizes the need for water use). It was embraced for a period — possibly because so many Calgarians had seen successful examples in such desert locales as Phoenix and Palm Springs — but with its reliance on gravel ground-covering and our preponderance of weeds it can actually require more maintenance and herbicide use than ‘traditional’ gardening.

“What we really push—and what people are wanting — are natural plantings with things that thrive in this area with minimal maintenance,” Coombs says. “A good example of that is Calgary Boxwood, which sat in the Reader Rock Garden for 70 or 80 years before somebody thought to cultivate some cuttings for use. Karl Foerster Grass is also great here in Calgary; you can leave it in place over the winter and then cut it back in April to have it flourish for the summer. We can actually give you a ‘Vancouver-style’ garden here using that, Calgary Boxwood and Quick Fire Hydrangea.”

One thing worth noting is that the above blend will also provide interest in the wintertime covered in snow. Coombs advises keeping pleasing shapes in mind when designing a garden so that its appeal lasts long after the blooms are gone. Statuary, lighting and interesting containers also help to make exterior spaces appealing in the off-season, which is why Coombs jokes he’s “... the biggest pot dealer in Calgary!”

Although our city has taken a turn for the better in terms of gardening, what about the people who live in high-density dwellings? Those who live in condos —

ABOUT THE AUTHOR: David Crosson is a freelance design writer and principal of the David Crosson Design Collective. He is a frequent media commentator on matters of life and style as well as a regular guest on CTV Morning Live. For more of his design ideas, visit www.dc-dc.ca



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TINY POSSIBILITIES

Nanotechnology manipulates matter's building blocks to enable some huge new ideas

BY MILES DURRIE

It's another day on the job at a new home build. All your materials have been delivered and your tools are close at hand. Now what?

Well, you could take all those 2x4s and stack them on top of each other, log-cabin style. Seems like the obvious building method, right? What could be easier or more natural?

But we know there's a better way. We rearrange the studs geometrically into a lighter, more efficient structure. Essentially, we've taken one object — a pile of wood — and changed it into another: a stud-framed wall.

Now imagine doing something similar on an atomic or molecular scale, and you're close to understanding nanotechnology — the process of making new things by rearranging the building blocks of material.

"Scientists around the world now have sophisticated equipment to manipulate matter at the nano scale," explains Marlene Huerta, principal business advisor and nanoprograms manager at Alberta Innovates, the provincially funded corporation responsible for strategic research and innovation.

The prefix "nano" means "billionth," and nanotechnology deals with particles about 10 to 100 nanometres in size.

How small is that? Really, really small. A sheet of normal office paper is about 100,000 nanometres thick. A red blood cell is 2,500 nanometres in diameter. Your fingernails grow about one nanometer every second, and the average man's beard will grow a nanometer in the time it takes to lift a razor to his face.

GOLD STANDARD

Nanoparticles occur in nature, and they've been manipulated by humans in a "top-down" way for centuries, says James Gospodyn, chair of the Nanotechnology Systems program at Northern Alberta Institute of Technology in Edmonton.

"One of the oldest applications of



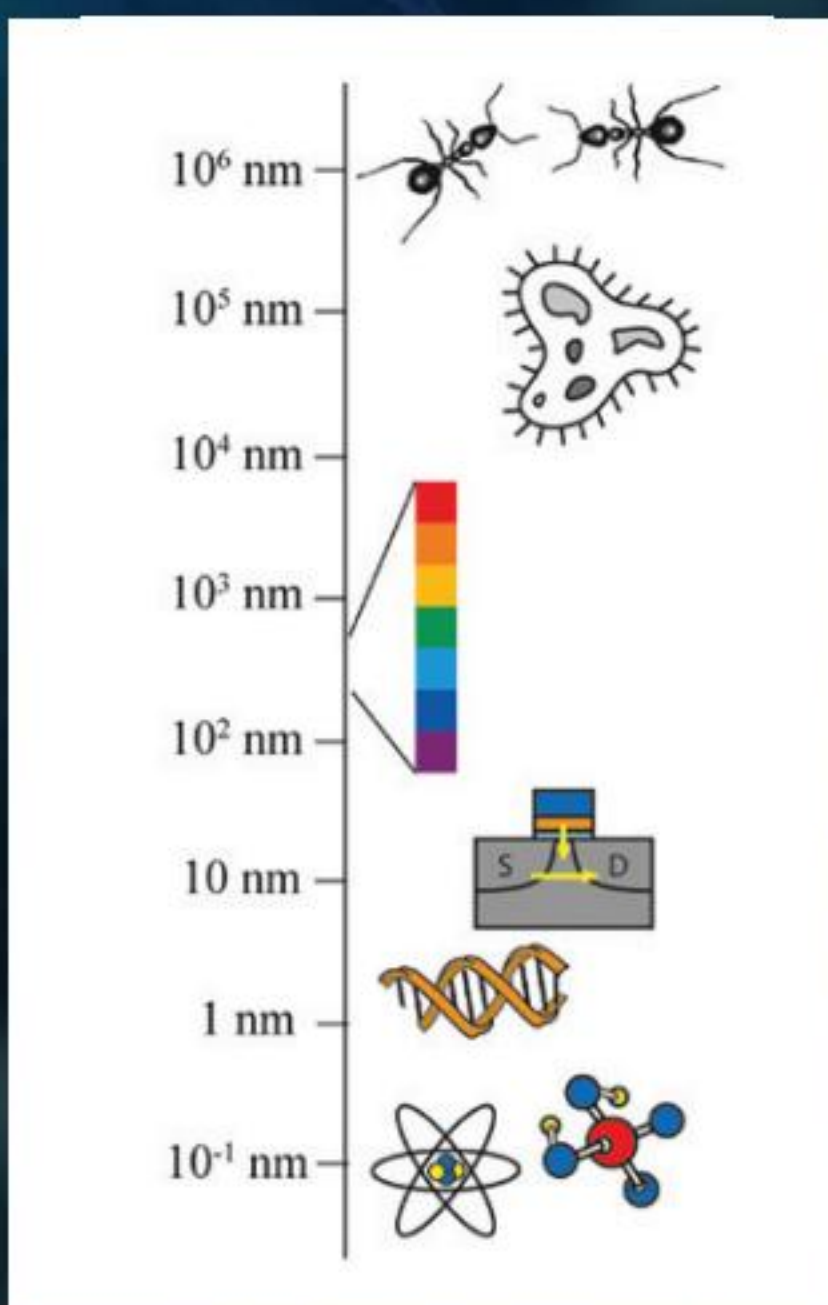
nanotechnology is stained glass — any time you set foot in an old church and see the windows, you're seeing how gold changes properties when it's made into a fine enough powder," Gospodyn says. "It starts to appear red because of the way light interacts with it, and you can actually tune the colour depending on the size of the particles."

Recent advances in the ability to see and manipulate sub-microscopic particles have now enabled a "bottom-up" approach, where unimaginably small elements are assembled, often using chemical or biological tools.

"We've been able to make instruments like electron microscopes that today cost 10 per cent of what they did," Gospodyn says. "We've gotten better at making things smaller, and now that we can see the things that we're doing, we have better control of how they're done. We can use chemical synthesis to get things to self-assemble," he says, adding that nanotechnology is "a marriage between chemistry, biology and physics."

At Alberta Innovates, research into the use of nanotechnology in a wide range of applications is ongoing. The corporation's subsidiary, Innotech Alberta, operates a pilot plant in Edmonton that produces several kilograms per day of cellulose nanocrystals (CNC) from wood pulp.

"Researchers from Alberta universities, polytechnics and small businesses — as well as researchers and companies from



PHOTOS COURTESY ALBERTA INNOVATES



Technologists Dean Rolheiser and Larissa Toffoli operate the drying equipment in the cellulose nanocrystal (CNC) pilot plant located at InnoTech Alberta in Edmonton.

around the world — are evaluating these nanoparticles for different industrial applications including construction, health and the energy sector,” Huerta says.

SHOWING PROMISE

The potential for the construction industry is huge. Remember that pile of lumber that’s made more useful by being turned into a wall frame? With nanotechnology, the same kind of approach could be applied to just about any object, from concrete and glass to fasteners and pipes, by tweaking its structure or adding a layer of nano-engineered material.

“The use of nanocellulose in concrete is showing promise,” says Gordon Giles, director of forestry at Alberta Innovates. “The inclusion of these materials adds significant performance characteristics. It can reduce cracking due to shrinkage, and add strength as the particles act much like very small and incredibly numerous pieces of rebar.”

Other advances being used or tested globally include self-monitoring and self-healing concrete that uses electrically conductive nanoparticles to detect and identify cracks, and microcapsules to

Nanotechnology is “a marriage between chemistry, biology and physics.”

release polymers that seal them, says the U.S. Transportation Research Board in its publication *Nanotechnology in Concrete Materials*. This feature has the potential to double or triple the life of concrete structural components.

SMART STUFF

Nano-materials can also be engineered for flexibility, hardness, corrosion resistance, photovoltaic properties and lighter weight.

“One exciting area of investigation and development for CNC is in ‘smart’ window applications,” Giles says. “Applying a thin film of CNC to the surface of a window could allow for the replacement of blinds and could offer privacy or reduce damage from ultraviolet radiation, as the CNC can change colour with the application of an electrical field.”

Nano-coatings can also be used in passive solar collection and storage, allowing surfaces to contribute to a home’s power supply, he adds.

Meanwhile, adding CNC or other nano-materials to the resins used to manufacture plywood, OSB and fibreboard promises to improve their fire resistance significantly. Nano-engineered coatings for existing building materials have similar potential.

Surface hardness is a key property of many nano-treated materials, lending durability and self-cleaning properties — the surfaces contain so many atoms there’s nowhere for dirt to get a grip, so it just falls off.

“One relatively near-term application for CNC is in polyurethane coatings, perhaps for flooring or other surfaces,” Giles says. “The addition of fairly small proportions imparts large improvements in the hardness of the coating, increasing its wear resistant without impacting its colour.”

GREENING UP

The team at Alberta Innovates is also excited about the long-term environmental benefits of nanotechnology and especially cellulose nanocrystals, since their source is renewable. Innotech uses wood pulp to produce CNC, but cellulose can be found in a range of other plant fibres as well.

CNC could also potentially reduce the use of fossil-fuel-based polymers in building materials. The economic benefits of being on the leading edge of nanotechnology could be significant, too, Huerta says.

“Since the launch of Alberta’s nanotechnology strategy in 2007, the number of research facilities and projects has grown and companies from around the world continue to bring their nanotechnology research and development dollars to Alberta.” **CL**



Gordon Giles



Marlene Huerta

Bringing it home

NanoTechnology Solutions improves energy efficiency of windows

“**N**anotechnology is here right now,” says Alain Vadeboncoeur, “and it’s going to change the window industry forever.”

Vadeboncoeur represents NanoTechnology Solutions, a local authorized distributor of Sketch Nanotechnology, based in Montreal, who’ve come up with a revolutionary new way to make any window more energy efficient.

When it comes to energy efficiency, windows are a building’s weak spot. In fact, glass can allow as much as 71 per cent of the sun’s direct heat in, and let 48 per cent of radiant heat — produced by your furnace. So how does it work? Nanotechnology involves the use of particles that are between 10 and 100 nanometres in size (a nanometre is one billionth of a metre.

“Most windows are not very energy

efficient,” says Paul Baxter, partner in NanoTech Solutions with Vadeboncoeur, based out of Innisfail. “The nanoparticle-based glass coating we market and install changes all that.”

The product originates in Japan, the result of more than 15 years of testing to ensure a reliable molecular bond between the liquid coating and glass, with Sketch Nanotechnologies being the Canadian rights holder, and it works. In fact, test results are quite dramatic. Measured with a spectrum transmission meter, both ultraviolet and infrared transmission decrease exponentially with the nano coating, while visible light is changed negligibly. In other words, the window remains transparent but it blocks almost all UV and thermal radiation.

Three-millimetre-thick glass, nano-coated on one side, even handily outperforms

six-mm Solar Ban 60 industrial glass in tests. The potential for savings in both construction costs and energy bills by using the nano coating is significant.

“It’s a thermal barrier,” says Vadeboncoeur. “It’s going to change the world of windows. Some studies are showing the potential for coated windows to even become a future energy source.”

Installation is straightforward, and the solution can be applied to most window, installed or not. NanoTechnology Solutions’ certified professionals simply apply the coating to the inside of the glass. After a curing period it reaches its full durability and effectiveness. There’s no cracking, and no peeling because the liquid coating bonds direct with the glass.

“The cost is job dependent,” says Baxter, “but the energy savings and comfort are immediate.” ■

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ALBERTA

GRIND FIND

Helping coffee friends find their fix

STORY AND PHOTOS BY SHYLO THOMPSON

Calgary's coffee scene is continuing to grow, with many locally owned coffee shops becoming quite established. People are making coffee stops a part of their regular routine, or even choosing to spend hours in a café with a book or their laptop.

After talking to coffee lovers in Calgary (and testing them for ourselves), we have put together a list of the best places to get a coffee — and a good Instagram photo - in Calgary.

1 ALFORNO 222 7 Street SW.

Not only does this bakery & café serve the usual coffee, pastries, and breakfast items — they also serve lunch and dinner — such as pastas and pizza! All pastries, sweets, bread and pizza dough are made in house fresh daily! They also have a generous selection of wine, beer, & spirits. It's easy to see why this is a Calgary favourite.

2 PHILOSOFY 632 17 Ave. SW.

This coffee shop is loved for its “new age hipster” vibe, cozy atmosphere, and pretty latte art! Many people choose this coffee shop to stay and read or work on their laptops.

3 ANALOG

Walking into their 17th Avenue location, you are greeted with friendly staff, music, and an all-around relaxing environment. All of their espresso drinks are made with God Father Espresso — which is a four-country blend and specific to Analog coffee. What keeps customers coming back is the environment. “We want to make sure the staff and customers enjoy themselves,” says Ali Sullivan, Brand Ambassador.”

4 LUKE'S DRUG MART

112 4 St. NE.

While drug marts don't usually come to mind when thinking about the best place to get a coffee, Luke's Drug Mart is a Calgary favourite for their Four Barrel Coffee and unique atmosphere. According to their website, Luke's Drug Mart in Bridgeland “offers full pharmaceutical services, postal services, groceries, pet care, a coffee bar serving Four Barrel Coffee, vinyl records, apothecary and even clothing basics.” What more could you ask for?

5 PHIL & SEBASTIAN Multiple Locations.

This is a favourite among coffee fanatics as they are Calgary-based, and employees are held to a high standard of customer service. They even go through months of training. Something that sets Phil & Sebastian apart is their classes. The average coffee user is able to attend classes on home espresso, milk steaming and latte art, and home brewing. They have five coffee shops around the city, including Marda Loop, Chinook Centre, and Stephen Avenue. The classes are held at their Simmons Building location. >>



6 CAFFÈ BEANO 1613 9 St. SW.
This alternative coffee shop is loved for its' unique atmosphere, drink selection, and friendly staff. The café features specialty drinks such as Vietnamese coffee and shakes.

7 VENDOME CAFÉ 940 2 Ave. NW.
Another top café in Calgary powered by the Teatro Group. This café is loved for its artsy, European feel and selection of breakfast and dinner items. It is located in the historic Vendome Block building, in the heart of Sunnyside. "We love the community," says Terralynn Trask, Marketing and Communications Manager for Teatro Group. Vendome is very involved in the community in which it resides. They host weekly Live Music nights and let Artists display their art for sale throughout the cafe at no cost. Their outdoor patio boasts beautiful late-afternoon and early-evening sunlight, which is a real oasis in the city.

8 CAFÉ BLANCA 240 Riverfront Ave. SW.
On top of their drinks and food, this locally-owned café is loved for its entertainment. Café Blanca regularly holds poetry nights, live music, or social events. They also have board games available!

9 KAWA 1333 8 St. SW.
Kawa is described as a "sleek, upscale coffeehouse" and serves full-plate meals as well as beer, wine, and cocktails at night. Kawa also hosts art shows and live music. They also always have local art on the walls.

10 ROSSO Multiple locations.
Rosso has many loyal, returning customers because of their welcoming and positive vibe. People also love their food choices (the Thai soup seems to be a recurring favourite!) Rosso has seven locations in Calgary, including Stephen Avenue and Inglewood. **CL**



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And the WINNERS ARE...

Brookfield Residential's Builder of the Year win caps 2016 SAM Awards

PHOTOS BY DON MOLYNEAUX



It was another night to remember as Calgary's home building industry celebrated its biggest night of the year at the 30th SAM Awards gala.

Brookfield Residential took home the Builder of the Year honours. Other Grand SAM winners are: Timber Tech Truss Inc. for Partner of the Year; Riverview Custom Homes for Builder of Merit; Renova Luxury Renovations for Renovator of the Year; and Hopewell Residential Management LP for Multi-family Builder of the Year.

BILD Calgary Region (formerly CHBA-UDI Calgary) had close to 800 entries for the 2016 SAM Award, noting that the economy did not suppress member enthusiasm to compete for 60 industry awards. Winners were announced at the April 8, 2017 SAM Awards Gala at the Telus Convention Centre.

"For three decades the SAM Awards have demonstrated the determination and innovation of member companies, and this year will be no different," says Shane Wenzel, chair of the SAM committee. "This year we celebrate the SAM Award's 30th anniversary and the first Awards for BILD Calgary Region, the new identity of the association."

Here is a partial list of this year's winners. For the complete listing, go to www.chbacalgary.com. >>

GRAND SAM WINNERS

PARTNER OF THE YEAR

- Timber Tech Truss Inc.

BUILDER OF MERIT

- Riverview Custom Homes

BUILDER OF THE YEAR

- Brookfield Residential

RENOVATOR OF THE YEAR

- Renova Luxury Renovations Ltd.

MULTI-FAMILY BUILDER OF THE YEAR

- Hopewell Residential Management LP

ADVERTISING & MARKETING AWARDS

BEST BILLBOARD

- Mattamy Homes *Outdoor Billboard*

BEST BROCHURE

- Dream Development *Vista Crossing*

BEST DIRECT MAIL PIECE

- Bordeaux Developments Corporation & Qualico Communities
12 Reasons to Live in Harmony

BEST MOVING MEDIA

- Shane Homes Ltd. *Love It or Customize It, Better Way To Build Commercial - SHANE HOMES*

BEST PRINT AD

- Lux Windows & Glass Ltd.
Made Right Here Print Advertisement

BEST AUDIO MEDIA

- Lux Windows & Glass Ltd. *Triple Pane Promotion Radio Commercial*

BEST MARKETING CAMPAIGN

- Bordeaux Developments Corporation & Qualico Communities
The Community of Harmony Launch Campaign

BEST WEBSITE

- ALBI Luxury by Brookfield Residential
Albi Refresh

BEST ONLINE CAMPAIGN

- Hopewell Residential Management LP
Sandgate by Hopewell Grand Opening Online Campaign



DEVELOPER AWARDS

SHOW HOME PARADE OF THE YEAR

- Heritage Pointe Properties, a division of Upper Lakes Group Inc. *Artesia at Heritage Pointe Show Home Parade of the Year*

NEW COMMUNITY OF THE YEAR

- Bordeaux Developments Corporation & Qualico Communities *Harmony, Rocky View County*

COMMUNITY OF THE YEAR - CITY OF CALGARY

- WestCreek Developments Ltd. *Legacy*

COMMUNITY OF THE YEAR - CALGARY REGION

- Bordeaux Developments Corporation & Qualico Communities *Harmony*



MULTI-FAMILY DESIGN AWARDS

BEST NEW DESIGN APARTMENT STYLE CONDO UP TO 699 SQ. FT.

- Brad Remington Homes (2010) Ltd. (2010) Ltd. Super E, 215 Legacy Blvd. SE,

BEST NEW DESIGN APARTMENT STYLE CONDO 700 SQ. FT. TO 899 SQ. FT.

- Brookfield Residential The Kingston at Regatta, Auburn Bay, Calgary

BEST NEW DESIGN APARTMENT STYLE CONDO 900 SQ. FT. AND OVER

- Remington Development Corporation Champagne 5 Suite H, 221 Quarry Way SE, Calgary

BEST NEW DESIGN VILLA/DUPLEX/TOWNHOME UP TO 1,199 SQ. FT.

- Calbridge Homes Ltd. The Galwey, Vantage Fireside, Cochrane

BEST TOWN HOMES UP TO \$349,999

- Hopewell Residential Management LP Chalet by Hopewell P Plan, 95 Copperstone Common SE, Calgary

BEST TOWN HOMES \$350,000-\$549,999

- Millenium Plus Homes M 12432, Private

BEST TOWN HOMES \$550,000 AND OVER

- Maillot Homes Inc. Maillot Homes - Cliff Bungalow Town Homes, 1924 5A Street SW, Calgary

BEST VILLA / DUPLEX UP TO \$374,999

- Brookfield Residential The Linden, 211 Fireside Drive, Cochrane

BEST VILLA / DUPLEX \$375,000 AND OVER

- Millenium Plus Homes M 2422, Private

BEST APARTMENT-STYLE CONDO - ONE BEDROOM + DEN

- Jayman BUILT Overture - Unit E, 303 33 Burma Star Road SW, Calgary

BEST APARTMENT STYLE CONDO TWO BEDROOMS & UP

- Remington Development Corporation Champagne 4 Suite 501, Private

NEW HOME AWARDS

BEST NEW HOME - UP TO \$274,999

- Jayman BUILT The Sonata in Cornerstone, 1075 Cornerstone Street NE, Calgary

BEST NEW HOME - \$275,000-\$324,999

- Douglas Homes Ltd. Mount Rundle, 128 Sundown Grove, Cochrane

BEST NEW HOME - \$325,000-\$374,999

- Treehouse Developments Ltd. Parkside in Highland Park, Private

BEST NEW HOME - \$375,000-\$424,999

- Ashton Luxury Living Inc. The Luca, Private

BEST NEW HOME - \$425,000-\$484,999

- Brookfield Residential Tevera, 16 Tuscany Valley Grove NW, Calgary

BEST NEW HOME - \$485,000-\$549,999

- McKee Homes Ltd, The Carlingford RT, 1347 Bayside Drive, Airdrie

BEST NEW HOME - \$550,000-\$619,999

- Crystal Creek Homes Inc. The Kingsley II, Private

BEST NEW HOME - \$620,000-\$719,999

- Treehouse Developments Ltd. Urban Elegance in Altadore, Private

BEST NEW HOME - \$720,000-\$849,999

- Homes by Avi (Canada) Inc. Waterford in Artesia, 106 Waters Edge Drive, Heritage Pointe

BEST NEW HOME - \$850,000-\$999,999

- Sagebrook Developments Inc. Richmond in Richmond Park, Private

BEST NEW HOME - \$1,000,000-\$1,499,999

- Augusta Fine Homes, a division of NuVista Homes Ltd. The Westwood by Augusta Fine Homes, 102 Waters Edge Drive, De Winton

BEST NEW HOME - \$1,500,000-\$2,299,999

- Riverview Custom Homes Infinity, Private

BEST NEW HOME - \$2,300,000 AND OVER

- Riverview Custom Homes Belvedere, Private

SALES ACHIEVEMENT AWARDS

SALES TEAM OF THE YEAR - SINGLE-FAMILY

- Mattamy Homes Breann Kostrosky, Stefan Vavrek, Caitlyn Giorgio - Cityscape

SALES TEAM OF THE YEAR - MULTI-FAMILY

- Brad Remington Homes (2010) Ltd. Bryan Logel, M. Vivian, S. Boyce, S. Scarse, K. Waterhouse, V. Lee, J. Winsor, J. Pelletier - Legacy

SALES & INFORMATION CENTRE AWARDS

BEST SALES & INFORMATION CENTRE - ATTACHED

- Stepper Homes Ltd. St. Andrew 3 Sales Centre, Langdon

BEST SALES & INFORMATION CENTRE - DETACHED

- Bordeaux Developments Corporation & Qualico Communities The Discovery Centre At Harmony, Rocky View County

INDUSTRY ACHIEVEMENT AWARDS

BEST INNOVATION: IDEA/PRODUCT

- Cardel Lifestyles (Panamount Inc.) Independent Air Ventilation System

MULTI-FAMILY COMMUNITY AWARDS

BEST MULTI-FAMILY COMMUNITY

- Cove Properties The Armory, Currie Barracks, Calgary **CL**



For the complete list of winners, go to www.chbacalgary.com

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ASK MARIA

By Maria Bartolotti

ENERGY EFFICIENCY IN CONDOS

Turning to sustainable designs to cut utility costs in condos

Q: Dear Maria; Will the new Energy Efficiency Alberta program help condo owners?

A: Regulatory changes are never easy, but setting out minimum energy-efficiency standards for building construction codes was long overdue in Alberta. I for one agree. The provincial government reports that emissions from Alberta's houses and buildings produced 19 megatons, or roughly seven per cent, of the province's greenhouse gas emissions in 2014. Decreasing building emissions will play a vital part in reducing Alberta's overall carbon footprint.

There may be a steep learning curve for some adjusting to the new rules, but industry insiders argue the new energy codes reward intelligent design and construction and will ultimately result in greener, better-designed buildings that will be more affordable to operate. (As quoted above by Candice G. Ball)

As a condominium manager, with New Concept Management Inc., I know first hand the importance for a condominium corporation to save money. Roughly 40-50 per cent of condominiums operating expenditures go towards the cost of utilities (gas, electricity and water bills). Budgeting for these expenses can prove to be a challenge even when bundling your services.

It is my opinion, the new Energy



Efficiency Alberta program, will help many condo owners stabilize their costs when upgrading to energy efficient products. The great thing about the energy efficient program is that both you and your condominium corporation Save Money — let me say it again, Save Money!

When you apply for the program, an Energy Efficiency Alberta installer will visit your home and conduct a walkthrough to identify potential opportunities for energy-efficient upgrades at no charge. Installers will assess and remove old incandescent products and replace them

with more energy-efficient LED products, making it a win-win for all.

If you would like to learn more about the program or would like to register, visit www.energycanada.ca/residential-no-charge

Being energy efficient is a great way to protect your investment and minimize costs. Do your part and register for the program.

Until next time... **CL**

Maria Bartolotti ACCI, FCCI is the owner-manager of New Concept Management Inc. She has developed a strong reputation for rendering timely and efficient services to the condominium industry. Maria believes that her company's success hinges on her hands-on approach to condominium management as well as maintaining open lines of communications with her clientele. Maria is actively involved in her industry. For more information, visit www.newconceptmanagement.com

Editor's note: Maria Bartolotti is a board member of the Canadian Condominium Institute - Southern Alberta chapter (CCI-SA). CCI represents all participants in the condominium community.

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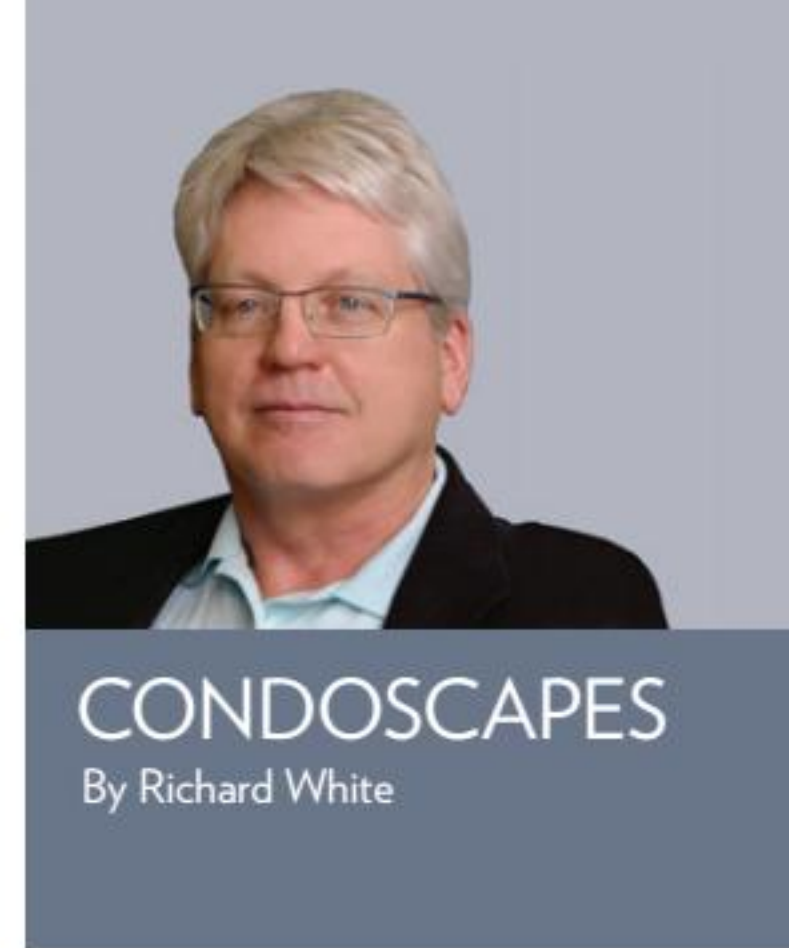
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CONDOSCAPES

By Richard White

A SMARTER WAY

What does “smart growth” mean?

We have likely all read or heard the term “smart growth” but do we know what the term mean? Smart Growth America’s website (smartergrowthamerica.org) defines smart growth as “an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighbourhoods, and community engagement.”

Makes sense. Seems reasonable. But the devil is in the details.

In Calgary, the Smarter Growth Initiative website (smartergrowth.ca) is the work of BILD Calgary Region, the new name for the recent amalgamation of the Calgary Home Builders’ Association and the Urban Development Institute.

If you are at all interested in urban development or city building in Calgary, check this site out. It is full of articles written in plain English covering almost

every urban development or city building topic you can imagine. While some of the articles may be a bit too simplistic for some (writing for the public is a delicate balance between too much and too little information), in my opinion most Calgarians will benefit from the clear, concise and credible information presented.

It is also a great place to learn about the various acronyms that developers, planners and politicians throw around – like MGA (Municipal Government Act), MDP (Municipal Development Plan) or MAC (Major Activity Centre). Here, these and more are explained in layman’s language.

Want to understand the Calgary’s infrastructure saga? If so, there is a great article entitled “Who Pays For What?” outlining who pays for roads and pathways, streetlights, public spaces, traffic lights, sound barriers, water, sewer and other utilities. Dig deeper and you can download

a Deputy City Manager’s Office Report to Council that details the new off-site levies bylaw and all the rates. It will be an interesting read for some.

Interested in Affordable Housing? The video, “4 Factors In Housing Affordability” is worth watching. Want to know more about the benefits of mixed-use developments, or what placemaking is or the new energy

codes of Alberta Homes? Links to articles on these subjects and more can be found on the home page.

Or, click on the “Innovation” tab and you can read articles about “A Natural Cure For Urban Stress,” “Centres of Innovation,” and “Do tiny homes have a future in Canada?”

On the Policy page, you can read what Councillor Farrell thinks about growth, what Guy Huntingford, CEO, BILD Calgary Region thinks about the housing crunch or how to make sense of developer levies.

The Development page has instructive pieces like, “Main Streets YYC,” “Innovation in a New Complete Community,” “Designing Streets for Safety” and “Secondary Suites With A Difference.”

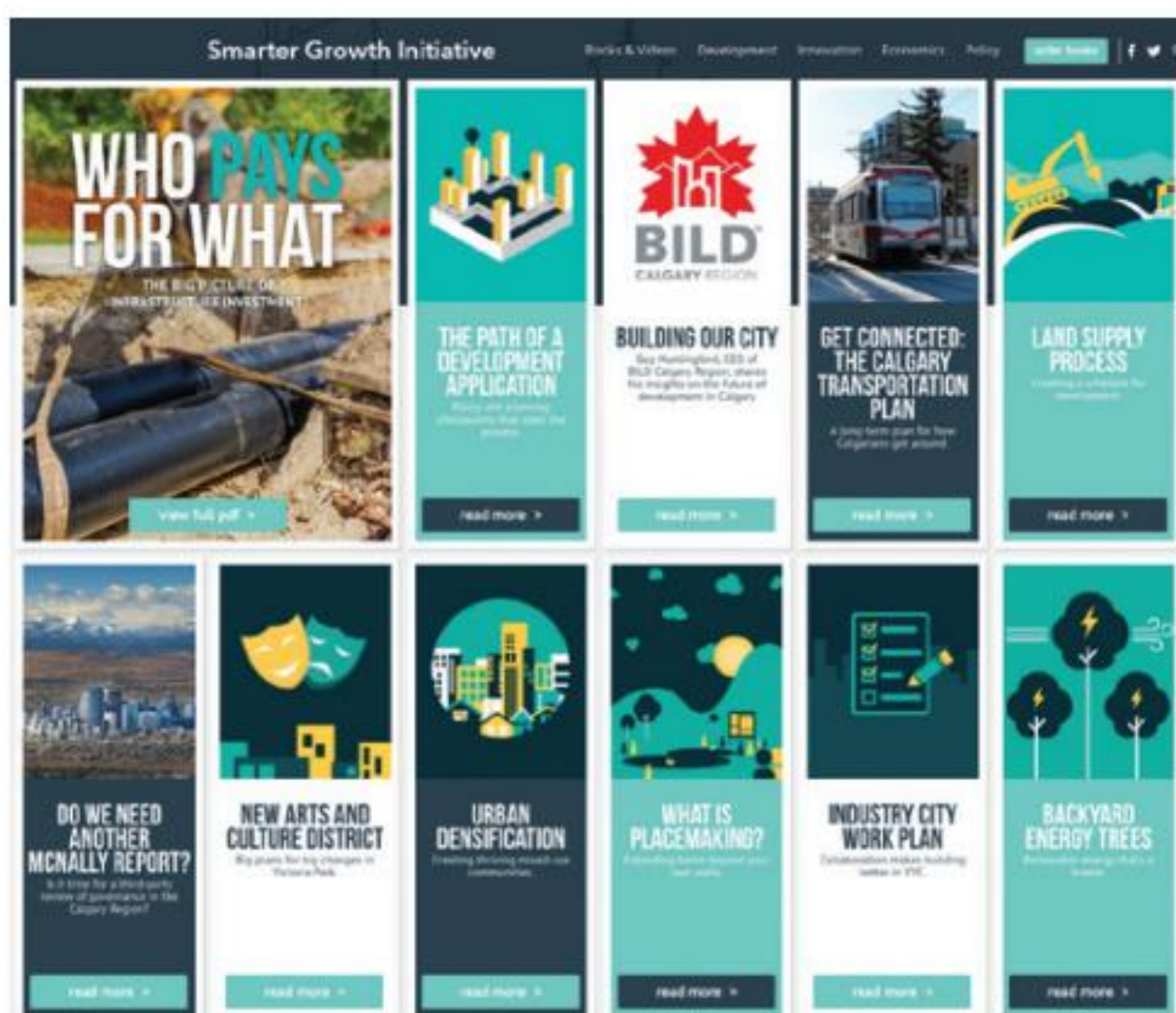
There is even a Smarter Growth Initiative newsletter that you can sign up for, which will keep you posted on new development news as it unfolds.

SOMETHING TO THINK ABOUT

The stated goal of the Smarter Growth Initiative is “to engage Calgarians in dialogue on the topics affecting planning and development.” Given the municipal election this fall, it would be wise for all Calgarians to educate themselves about how Calgary can grow smarter. **CL**

Note: This blog was commissioned by the Smarter Growth Initiative. However, they had no influence on the content of this blog.

Richard White has been writing about Calgary urban living for over 20 years. Follow him on twitter @everydaytourist, read his blogs at everydaytourist.ca or contact him at richardlw@shaw.ca



Smarter Growth Website

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HOPE AT LARGE

By Marty Hope

THE SECTION 23 STORY

After a few years of quiet growth, Section 23 is now a key Calgary player

Maybe you haven't heard of Section23 Developments, but this small company is slowly and quietly gaining a reputation for creating quality residential addresses.

With roots going back 75 years to the Ollerenshaw ranching family,

Section23 might still be small, but it is large on land development experience.

Interestingly enough, the company's higher echelon has ties to Hopewell Residential. Company founder and executive chairman, Robert Ollerenshaw, owned the land on which Hopewell built some of its southeast communities; while president Chris Plosz, senior vice-president Marion Murray, and Brad Wright, vice-president of urban design and architecture, all were long-time members of Hopewell's development team before joining Section23.

Described as a "diversified collective" with interests in architecture, land

development, and housing, Section23 has garnered a 50-per-cent ownership position in Baywest Homes, as well as having a stake in Ezra on Riley Park that has been developed by Birchwood Properties.

Now, Section23 has recently unveiled its inaugural project — three Nest executive townhomes on 11th Street in the northwest inner-city community of Hillhurst.

Nest, by the way, is Section23's brand for luxury urban living homes and Section23 has brought on board for this stylish endeavour Monica Stevens Interior Design and Heritage Custom Builders.

Anyway, this trio of attached "jewel box" homes measures between 2,220 and 2,305 square-feet over three levels above grade with fully integrated indoor/outdoor living spaces that include a front courtyard, rear patio, second-floor balcony, and third-floor roof deck. There is also another 726 square-feet of basement development.

The homes will be listed for sale on the

MLS system and are priced at \$1,795,000. And by the way, there are no condo fees.

"We will have one home lightly staged that will be available for viewing by appointment only," says Murray.

While it basks in the beauty and likely success of this executive residential offering, Section23 continues to move ahead with three other projects.

- A seniors' residence is to be located at the former King Edward School site in south Calgary.

"The 90,000-plus-square-foot upscale residence will feature approximately 90 suites with on-site lifestyle amenities. The project is currently under architectural development and is targeted to start construction in 2018," says Murray.

- Mahogany will be the location for 30 executive paired bungalow and two-storey homes that will come to the market this fall, and will be designed for the empty-nester and downsizer markets.

- Rangeview will be a 320-acre residential neighbourhood south of Mahogany. Currently it is under way with an outline plan expected to be submitted for municipal approval later this year. **CL**



Robert Ollerenshaw

Chris Plosz

Brad Wright

Marty Hope. For more than two decades Marty Hope has been reporting on the housing and development industry in Calgary, throughout Alberta, and across Canada. In March, he was presented with the Maple Leaf Award from the Canadian Home Builders' Association which is given annually to a non-builder member in Canada for contributions to the industry.



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VIVACE'S NEW SHOW SUITES WOW



Vivace on West 85th unveiled their latest collection of show suites in the recently completed first building, and they're nothing short of spectacular.

Vivace at West 85th has always promised the best in stylish urban living in this much-coveted, amenity-rich location just off Bow Trail, and now buyers can see and touch and feel the actual suites.

There are two apartment-style show suites that opened at the end of March, to add to the staged townhome that had been unveiled earlier.

They include a two-bedroom, two-bath suite that shows the double master concept.

There is also a two-storey, two-bedroom and two bathroom luxury condo/townhome with an oversized main floor terrace and upper floor balcony.

Interested parties are encouraged to check them out in their new address at 201, 8531 - 8 A Avenue S.W.



FISH CREEK EXCHANGE HAPPENING

Park-side living in Calgary just got better with the announcement of the new Fish Creek Exchange multi-family development that will go up on the edge of one of the country's largest urban parks.

Set on the southern edge of Fish Creek Provincial Park, Fish Creek Exchange is the idyllic southwest Calgary location with an abundance of existing amenities and services. A Transit-oriented Development (TOD), this urban style mixed-use development provides unmatched connectivity to Calgary's vast LRT network providing ease of access to the downtown core via Fish Creek/Lacombe Station.

This suburban infill development offers proximity to many of the city's major traffic corridors including Macleod Trail, 22X/Stoney Trail and the future southwest leg of the "ring road".



Fish Creek Exchange will provide a vibrant, active and connected lifestyle experience for residents, visitors and patrons alike. Pre-sales start in the summer for the first phase. Find out more about this exciting new project in the May issue of *Condo Living*.

AROUND TOWN

By Pepper Rodriguez

CARDEL LIFESTYLES WINS IN 2017 CUSTOMER INSIGHT HOME AWARDS

It's a three-peat! Cardel Lifestyles just won Homeowner Mark of Excellence Award for Best Customer Experience (Large Volume Multi Family Builder) in the 2017 Customer Insight Home Awards

The New Homebuyers Choice Awards are based entirely on customer reviews collected by CustomerInsight, an independent customer research organization. Reviews are collected for all builders registered under the Alberta New Home Warranty Program.



Cardel Lifestyles' Brayden Logel (left) and Brad Logel accept Customer Insight Award



LEGEND OF LEGACY OPENS NEW SHOW HOME

Aldebaran Homes opened its latest townhome show home in the popular southeast community of Legacy, and its stunning spaciousness and functional design give it a detached single-family-home appeal.

The 1,455-square-foot Novella recently opened its doors and visitors have been genuinely surprised by its spaciousness, says Aldebaran sales and marketing manager Kristina Hoover.

“It has blown people away. These units are 26-feet wide making it feel more like a single-family home than a townhouse.”

Legend of Legacy is an 87-unit, three-level townhouse enclave of 16 phases with a trifecta focus of high level quality, value, and affordability. Prices start from \$349,900 and the three floor plans available range in size from 1,185 to 1,460 square-feet.

Hoover says many are excited for the 22 homes on ridge lots that they are offering.

“They will be some of the best in the community with their commanding view of the Bow River Valley,” she adds.

Legend of Legacy is in the heart of the Legacy community by WestCreek Developments, within walking distance to a new high school and the dazzling array of already-existing and future amenities in this growing southeast neighbourhood.

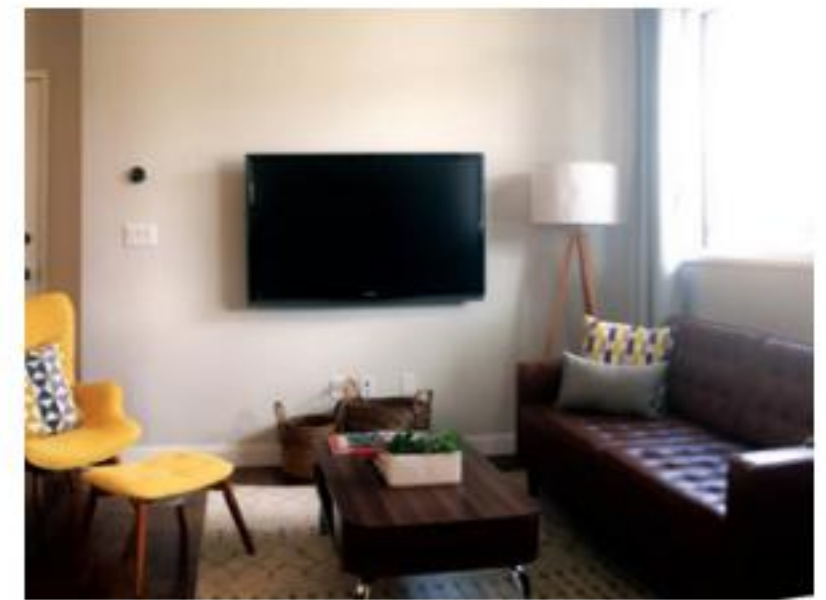


EZRA ON RILEY PARK'S SNEAK-PEEK A SUCCESS

It's always a big day when a condo development gets to show off its first in-building show suite. After all, buyers can now get a concrete idea of the condo they are buying, and it also represents the culmination of months of hard — often, challenging — work for the developer. So you can forgive Birchwood Properties when it gets a little excited to unveil the first show suite for their landmark Ezra on Riley Park a little earlier than they should.

The site along 5th Avenue N.W. in the heart of the trendy Kensington neighbourhood is still an active construction site, but when Birchwood saw an opportunity to do a sneak-peek of their one-bedroom street-level suite, they took it.

“It has been quite a resounding success,” says Adele Kerr, Sales & Marketing Manager at Birchwood Properties, “people were really excited to see how the inside of Ezra looks like, and most — if not all — came away impressed.”



The sneak-peek ran from April 1 – 9, but Kerr says they should have a permanent show suite at Ezra on Riley Park soon.

“We are 70 per cent sold in the first building, and with the new show suite and improving market, it won't be long before we're sold out.”

Check out www.ezraonrileypark.com for the latest updates.

FINALISTS ANNOUNCED FOR CHBA NATIONAL AWARDS FOR HOUSING EXCELLENCE

Calgary home builders figured prominently in the list of finalists for the Canadian Home Builders' Association (CHBA) 2017 National Awards for Housing Excellence. Calgary and area firms have 54 finalist entries in the Association's 74th National Conference that will be held on May 12th in St. John's, Newfoundland & Labrador.

Homes by Avi (Calgary) has the most with 10 finalist entries ranging from home design, interior decorating and marketing

campaign. Kon-strux Developments has nine. Brookfield Residential has six for their Calgary operations.

“These awards are about excellence and recognizing the very best in Canadian new homes, home renovations, community development and marketing across Canada,” says CHBA Chief Executive Officer Kevin Lee.

CHBA National Awards for Housing Excellence will be presented for projects of varying sizes in the following categories:

- New Home Awards (15 in total),
- Home Renovation Awards (10 in total),
- Marketing Awards (10 in total)
- Community Development Award (1 award)
- Net Zero Home Award (1 award) **CL**

A complete listing by category of all the CHBA National Awards for Housing Excellence finalists can be found here: www.chba.ca/housingawards

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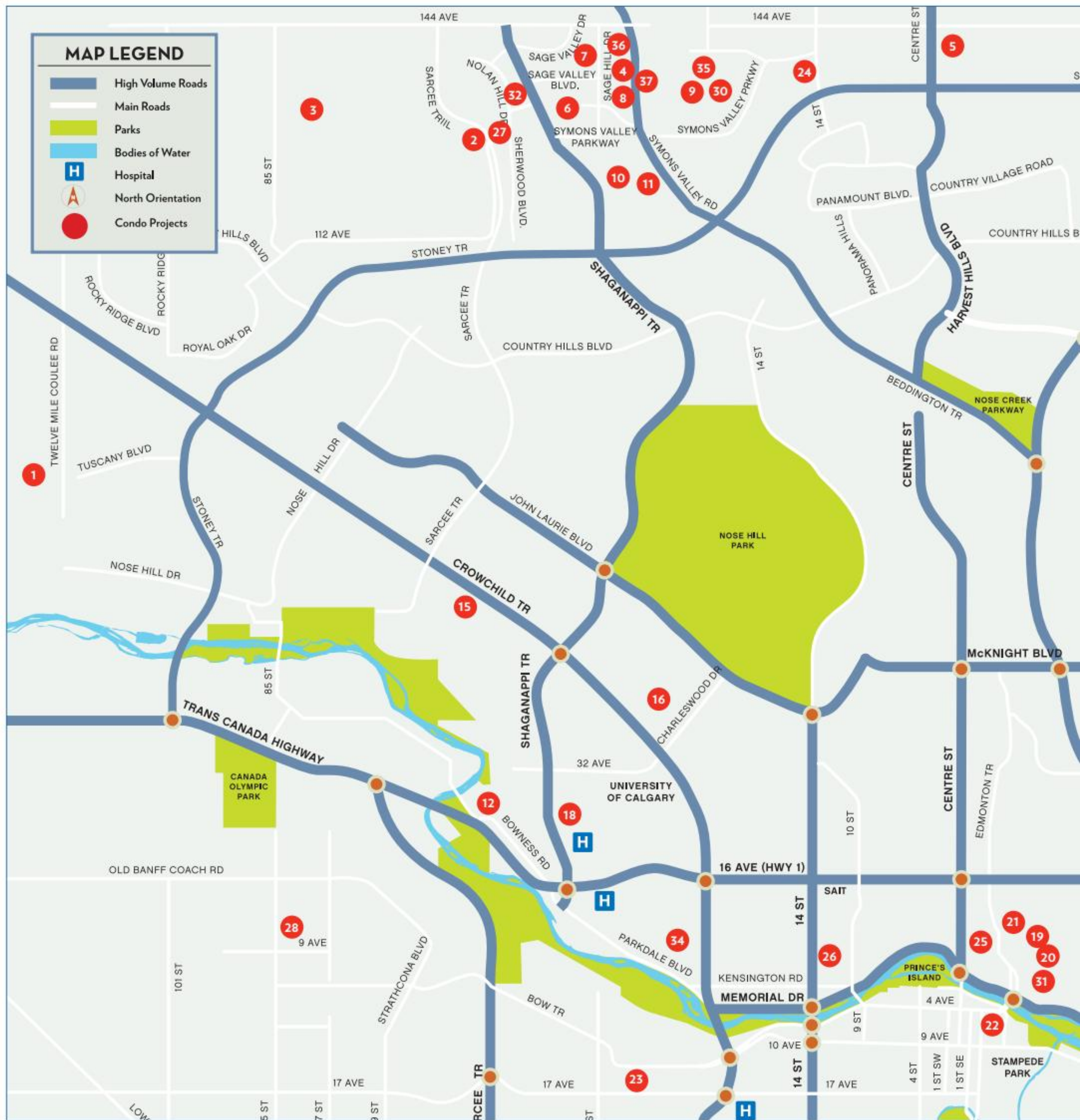
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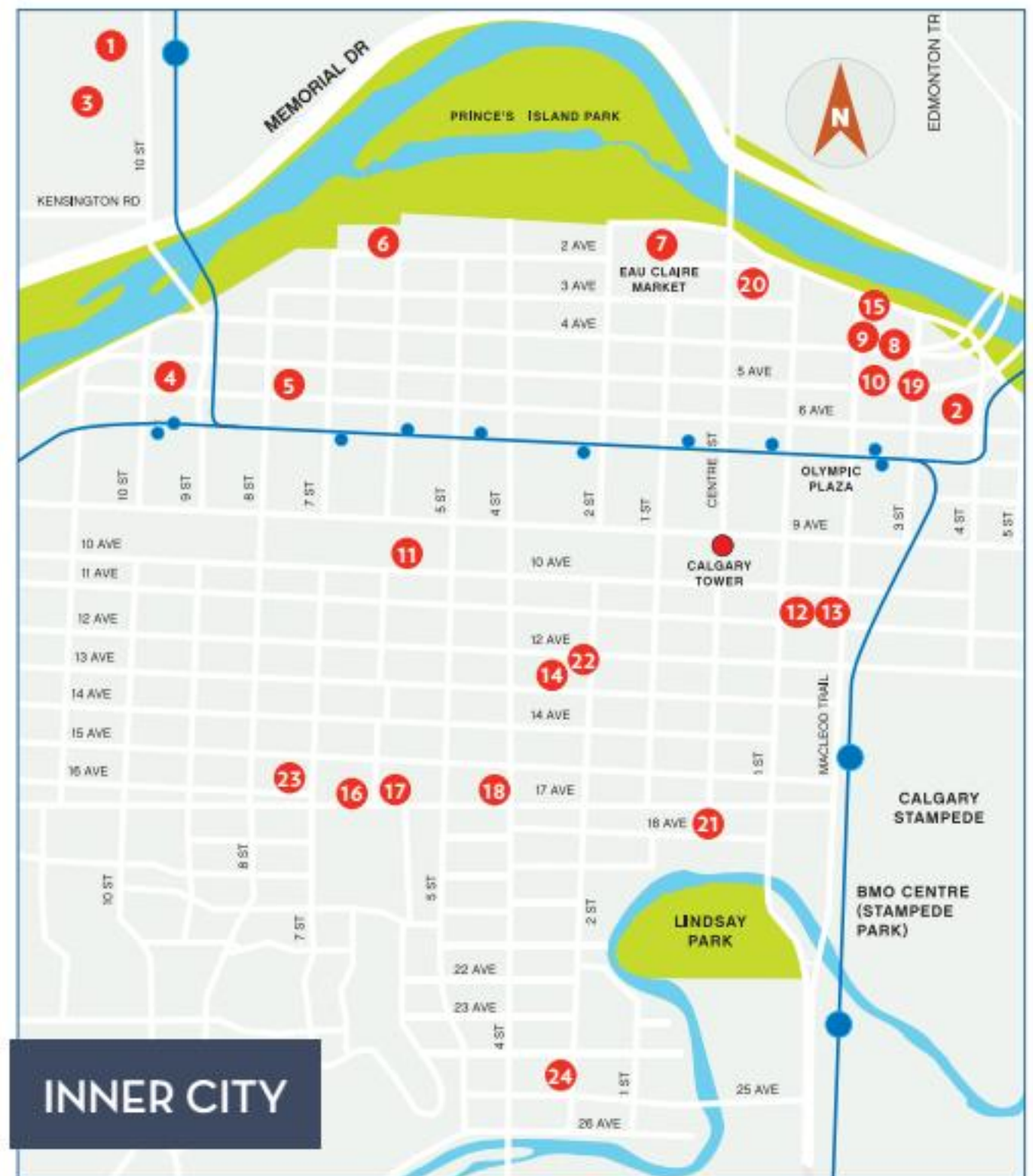
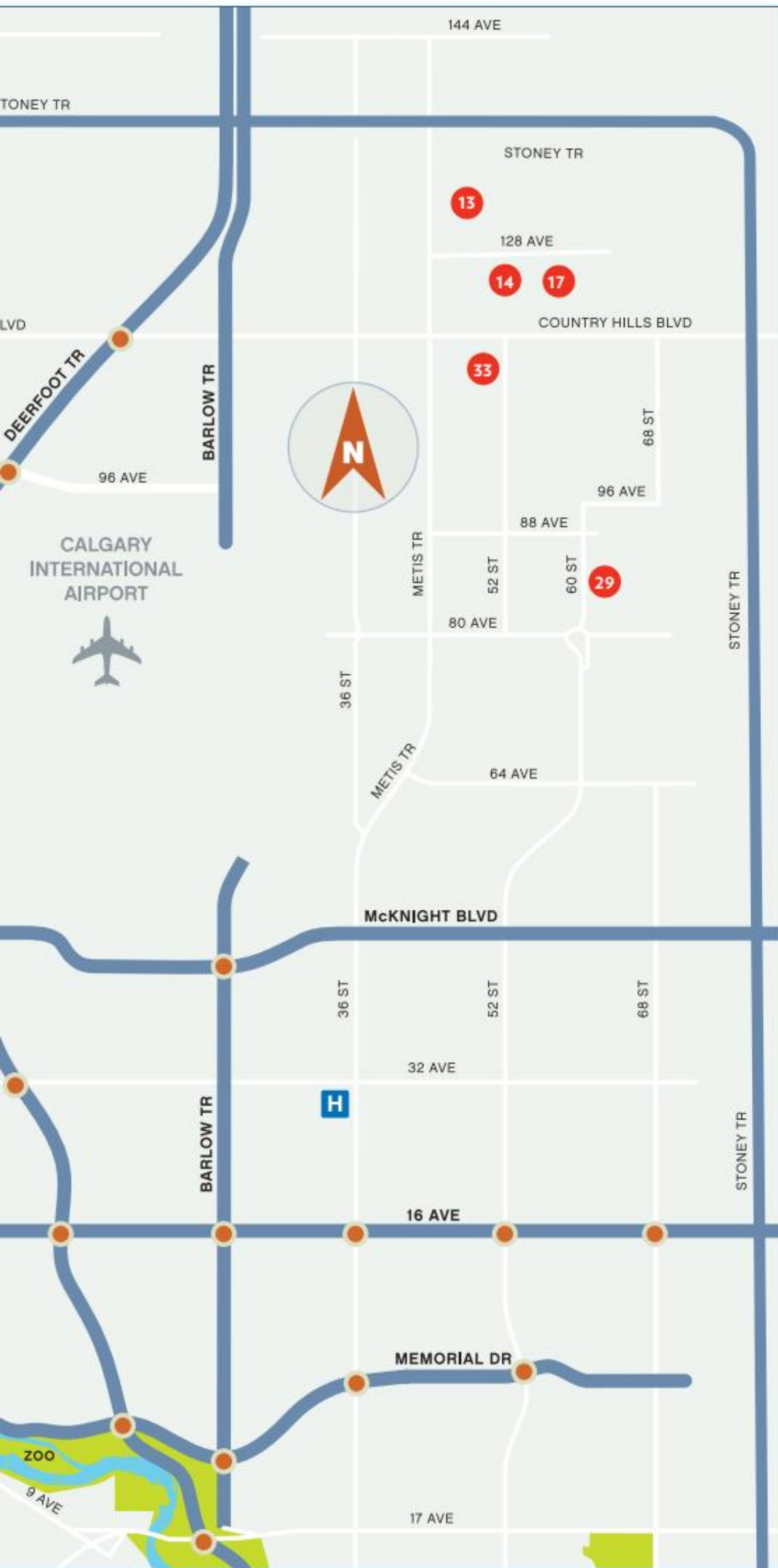
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INNER CITY PROJECTS

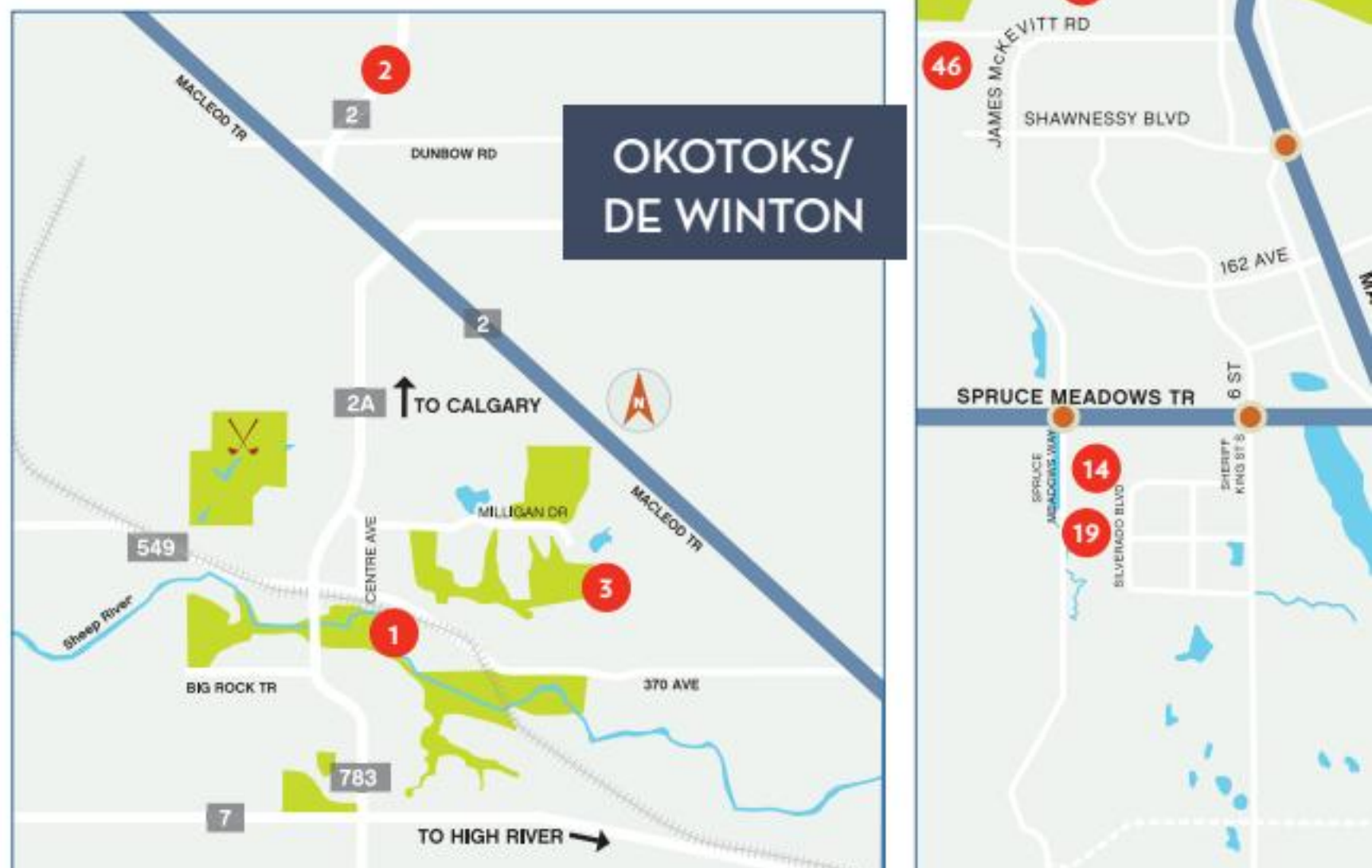
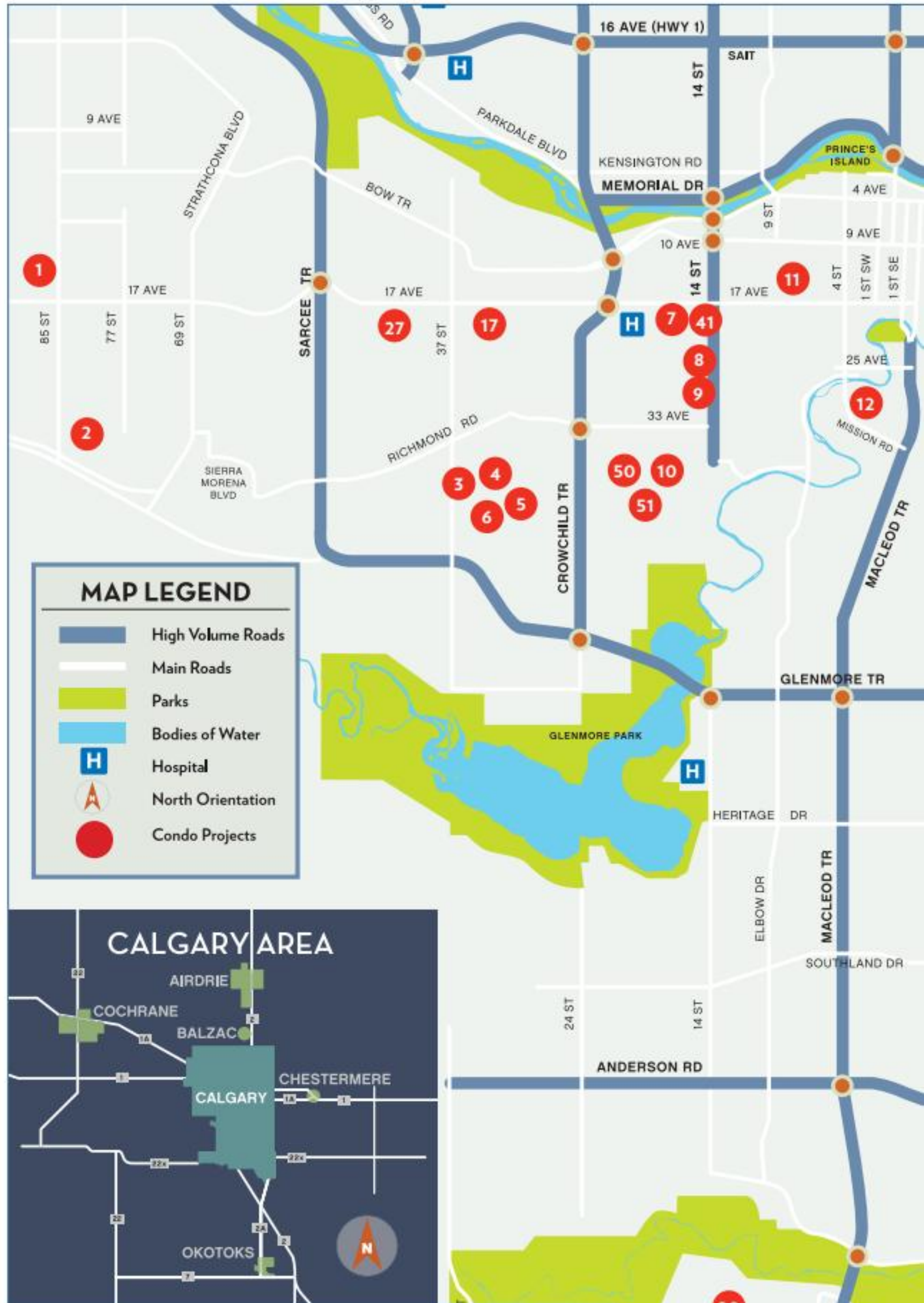
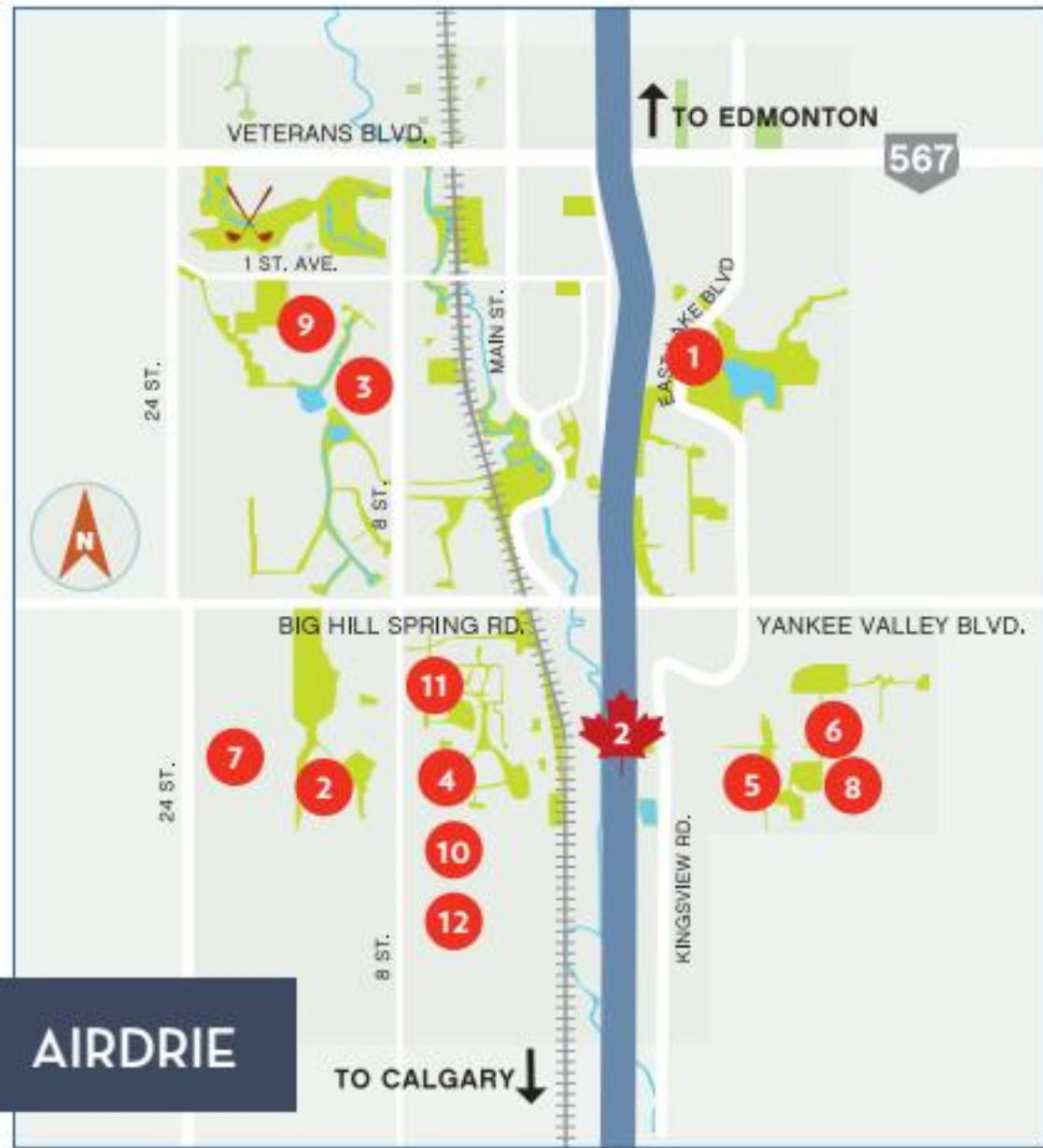
- | | | |
|----------------------|-----------------------|--------------------|
| 1 Kensington | 11 6th and Tenth | 21 Duke at Mission |
| 2 INK | 12 The Guardian South | 22 Park Point |
| 3 EZRA on Riley Park | 13 The Orchard | 23 The Royal |
| 4 Avenue West End | 14 The Park | |
| 5 Vogue | 15 ARRIS | |
| 6 The Concord | 16 Drake | |
| 7 Waterfront | 17 Smith | |
| 8 FIRST | 18 The District | |
| 9 Evolution | 19 N3 | |
| 10 Verve | 20 Riverfront Pointe | |

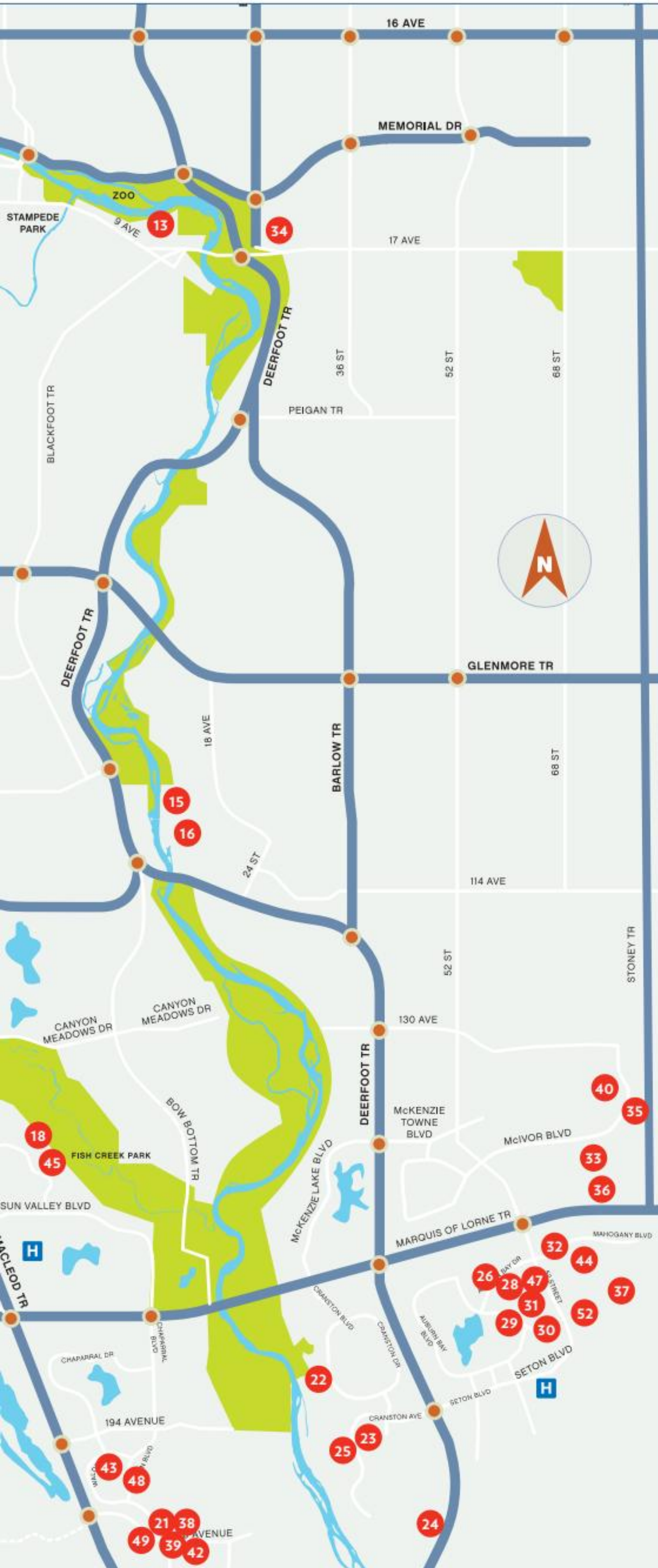
NORTH WEST | NORTH EAST PROJECTS

- | | | |
|--------------------------|------------------------------------|---------------------------|
| 1 Villas at Watermark | 14 ARRIVE at Skyview Ranch Arbours | 26 Ezra on Riley Park |
| 2 Sonoma at Nolan Hill | 15 Groves of Varsity | 27 Carnaby Heights |
| 3 Nolan Park | 16 University City | 28 Vivace at West 85th |
| 4 Mark 101 | 17 Synergy of Sky Pointe | 29 Ashbury at Saddlestone |
| 5 Maverick at Livingston | 18 IVY | 30 The Link at Evanston |
| 6 Willow at Sherwood | 19 LiFTT | 31 RADIUS |
| 7 Sage Place | 20 43 Park | 32 Diseño |
| 8 Viridian | 21 Victory and Venture | 33 Cityscape Townhomes |
| 9 Avira | 22 Bridgeland Crossings | 34 The Henry |
| 10 Kincore Summit | 23 Killarney Townes | 35 The Loop in Evanston |
| 11 Emerald Sky | 24 ARRIVE at Evanston | 36 Link at Symons Gate |
| 12 ARRIVE at Bowness | 25 Bridgeland Hill | 37 Verona |
| 13 ARRIVE at Redstone | | |

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- | | | |
|--------------------------|----------------------------|--|
| 1 Valmont at Aspen Stone | 18 MidCity | 35 Stonecroft at Copperfield |
| 2 Morena West | 19 Hunter House | 36 Copperfield Park III |
| 3 Overture | 20 Fish Creek Exchange | 37 Mahogany Street Towns |
| 4 Axxess | 21 Legacy Gate | 38 Legacy Street Towns |
| 5 Armory | 22 Harvest Mosaic | 39 Livingstone Townes |
| 6 Juno at Currie | 23 Villas of Riverstone | 40 Elements |
| 7 The Alex | 24 Cranston Ridge | 41 MAX |
| 8 GLAS | 25 Mosaic Riverstone | 42 My Legacy Park |
| 9 Brooklyn Condominiums | 26 Side by Side Auburn Bay | 43 Jackson at Walden |
| 10 Altadore 36 | 27 Niche One | 44 Sandgate |
| 11 Avli on Atlantic | 28 Auburn Walk | 45 The Morello |
| 12 Mission34 | 29 Canoe at Auburn Bay | 46 Sanderson Ridge |
| 13 SoBow | 30 Stonecroft Auburn Bay | 47 Side by Side Front Drive Auburn Bay |
| 14 Buffalo at Silverado | 31 Regatta | 48 Axis |
| 15 Champagne | 32 Ebony | 49 Legend of Legacy |
| 16 The Gates | 33 Chalet N° 5 & N° 6 | 50 Avenue 33 |
| 17 Killarney Townes | 34 Albert Park Station | 51 The Ashford |
| | | 52 Westman Village |

CALGARY AREA PROJECTS

- | | | |
|-----------------------------------|-------------------------------|------------------------------------|
| AIRDRIE | COCHRANE | CHESTERMERE |
| 1 The Edge | 1 Riviera Riversong | 1 The Courtyards in Chestermere |
| 2 Windsong | 2 Jumping Pound Townhomes | 2 Townhomes of Chestermere Station |
| 3 Creekside Village | 3 Stonecreek Landing | 3 Lakes of Muirfield |
| 4 Waterscape at Cooper's Crossing | 4 Vantage Fireside | |
| 5 Stone Keep at King's Heights | 5 The Village | OKOTOKS/ DE WINTON |
| 6 Ravenswood Townhomes | 6 Townhomes in Sunset Ridge | 1 ZEN Okotoks |
| 7 Brookside at Baysprings | 7 Heritage Hills Street Towns | 2 Villas of Artesia |
| 8 ZEN Ravenswood | 8 RiverReach | 3 Arrive at the Landing |
| 9 Newport at Canals Landing | 9 Brand Townhomes | |
| 10 Hillcrest Townhomes | 10 Sunset Ridge Street Towns | |
| 11 Midtown | 11 Duplexes in Sunset Ridge | |
| 12 Gates at Hillcrest | 12 Clearbrook Villas Fireside | |
| | 13 The Rise | |

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