

Discerning buyers lured to Condo Condo's Aurora at Chinook

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A relatively new building that has been totally reconstructed in an urban/contemporary style with high-end features, and offers a spectacular location, is luring discerning condo buyers to Aurora at Chinook.

Aurora at Chinook is a condo conversion project crafted by Condo Condo Development Group Inc. located in the southwest neighbourhood of Kingsland. Their focus has been to modernize the suites and lofts by upgrading the finishings within the established three-and-a-half storey building.

"Aurora is a fairly new building,

being built in just 2001, so it's only seven years old and you never find a seven-year-old conversion project in Calgary," says area manager Cody Lamoureux. "For buyers it's like getting brand new construction at conversion prices; so it's a smoking deal."

He says the building was a rental property for only three years, before it was vacated and the conversion began "so it's in tremendous shape, but the suites' interiors needed refurbishing and we really wanted to bring them back to new condition with high-end features. The building has basically been redone from top to bottom."

The building's 53 suites, including 10 lofts, were virtually stripped of the old elements and refurbished with everything from new paint and flooring, to new counter tops and appliances, and updated in three different natural earth-tone colour schemes.

Buyers will be delighted with the fabulous standard features that abound in their newly crafted suites, which include: ceramic tiled flooring in the foyer, kitchen, bathrooms and laundry; low shag carpeting throughout the living room and bedrooms; high-profile casings and baseboards with bevel detailing; and a gas fireplace with designer surround and granite insert in the living rooms.

The kitchens present an array of delectable features including granite counter tops, maple cabinetry, glass tile backsplash, Grohe fixtures, and a full stainless steel appliance package consisting of fridge, ceran top range, over the range microwave with hood fan, built-in dishwasher and garburetor.

Other standard features include in-suite washer and dryer, gas line to the patio for the BBQ, heated underground parking with titled stalls and titled storage lockers, which come in various

sizes to meet differing buyers' needs.

Aurora at Chinook provides a range of suites to meet the various needs of today's sophisticated buyers with several different floor plans to choose from. Lamoureux says the building, which is more than 70 per cent sold,



still has five different one-bedroom floor plans available ranging from 750 to 890 sq. ft., two different two-bedroom floor plans with four

south-facing corner suites available starting at 1,000 sq. ft., and two-bedroom, two-bathroom lofts available in the 1,300 sq. ft. range.

Complementing the modernized look inside, Aurora's exterior presents a "very contemporary look with very nice curb appeal," Lamoureux says. "The area itself is really nice, with beautiful landscaping and mature trees," in an established, quiet neighbourhood.

He says the location is incredible offering great transportation routes and nearby C-Train stations at Chinook and Heritage, plus there's a vast array of shops, services and restaurants off MacLeod, including Chinook Mall that's two-minute away. As well, the Glenmore Reservoir is a quick drive or bike ride away where residents can enjoy outdoor pursuits.

Lamoureux says also notes that the price is right, especially since they've had a recent price reduction. One bedrooms start in the \$260,000s, while two-bedrooms start in the \$330,000s, and lofts in the \$370,000.

You can discover the fabulous redesign of Aurora at Chinook by visiting the sales centre and the three show-suites at 790 Kingsmere Cres. S.W., which are open weekdays, 1 to 7 p.m., weekends and holidays, noon to 5 p.m. For more information call 698-6145 or contact Lamoureux at 629-4737, or visit www.condo-condo.com, click on multi-family and then current properties. ■