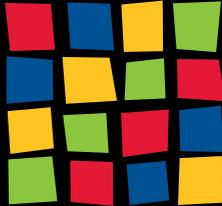


Condo Condo launches newest project



SEASONS OF SUNNYSIDE

Hot on the heels of its highly successful Sol of Sunnyside, Condo Condo Development Group Inc. has launched Seasons of Sunnyside, its newest condominium conversion project located in the highly sought after Sunnyside community.

Since launching Seasons last month already 25% of the 36 suites available in Seasons of Sunnyside have sold, says sales manager Beejay Quinn.

"It's really attractive to buyers because the building offers solid concrete walls and floors making it a very quiet building and it's located in the popular community of Sunnyside," Quinn says, adding that from this location residents "can walk to downtown and Eau Claire and it's just a five minute walk to the LRT so they can go towards SAIT, the university or downtown."

As well, a Safeway store along with an array of shops, services and restaurants that buyers desire are all a short walk away, including the trendy Kensington district.

"Another nice aspect is it's located on a residential street so single-family homes are all around us," Quinn says, plus McHugh Bluff is behind the building offering residents plenty of hiking and jogging trails and green space to enjoy.

Condo Condo Development Group, which focuses on the

redesign and conversion of existing buildings into new condominium residences, purchased the buildings at 716 and 728 3 Ave. N.W. for the already sold out Sol of Sunnyside as well as the new Seasons of Sunnyside - creating bright, newly refurbished apartment condominiums for young professionals with an active lifestyle who are looking to live within walking distance to work downtown and entertainment in the Kensington area.

Seasons of Sunnyside has four storeys at the front of the building and five at rear creating 13 two-bedroom and 23 one-bedroom suites offering new kitchens, bathrooms, cabinetry, counters, windows, doors and lighting. The building itself will receive a facelift to the entry, hallways and exterior.

All the suites present open floor plans and terrific features including engineered maple hardwood floors in the hallways, living room, dining room and kitchen, ceramic tile floor in the bathroom, carpet in the bedroom, electric fireplace in the living room plus an in-suite laundry with stackable washer and dryer.

Highlighting the kitchens are solid surface counter tops, pantries and stainless steel appliances - fridge, stove, microwave and dishwasher. Large bathrooms in the two-bedroom suites feature a soaker tub and separate walk-in shower.

Buyers can also choose their



cabinetry, counters, paint and carpet colours, says Quinn, "which is great because not everyone has the same tastes and this allows them to personalize their suites."

There are various suites available to suit differing buyers' needs such as: Spring, 894 to 904 sq. ft. two bedrooms; Summer, 645 to 647 sq. ft. one bedrooms; Autumn, 644 to 649 sq. ft. one bedrooms; and Winter, a 675 sq. ft. one bedroom. The building has an elevator, provides surface parking and prices start at \$177,900 with no GST.

You can visit the Seasons of Sunnyside sales office and showsuite located next door in the Sol of Sunnyside, 716 3 Ave. N.W., Monday to Thursday, 2 to 7 p.m., and weekends and holidays, noon to 5 p.m. For more information call 264-3383 or check out www.condo-condo.com and click on Seasons.

