

CONDO CONVERSION NEAR TRENDY KENSINGTON

# Sunnyside delivers inner-city living

IN SHORT

**BUILDER/DEVELOPER:** condo condo development group. **PROJECT:** Seasons of Sunnyside in the northwest inner city. **PRICES:** Only one-bedroom units remain and they're priced from \$177,900 to \$198,900 (no GST is charged). Condo fees are in the range of \$208 to \$218 per month. **HOURS:** Open from 2 to 8 p.m. Mondays to Thursdays, and noon to 5 p.m. weekends and holidays. **DIRECTIONS:** While the project is located at 716 3rd Ave. N.W., visitors must go to the show suite in Sol of Sunnyside next door.

**KATHY McCORMICK**  
CALGARY HERALD

One potential difficulty about buying a condo is the fact that what you see is often all on paper. It's not like a single-family home, where you go through an actual show home and can walk around the spaces, mapping out where you would place your furniture, and seeing and feeling the various finishes and products that go into the home.

For a condo, the plans are often on paper. Although the company may have a model of what the building will eventually look like, or even a rendering, it's more like the plastic hotel pieces of a Monopoly game, or colouring books, than the real thing.

**NEW CONDOS SHOW HOME**

That's what's so nice about Seasons of Sunnyside.

The project is one of two condo conversions by the same developer, which are being undertaken side by side in the trendy northwest neighbourhood. Sol of Sunnyside is already finished and sold out, but the show suite is still open for viewing, allowing potential homebuyers to see finishing and detail that are examples of what's to come in the "new" older building.

The side-by-side buildings also show the before and after of the exterior finishes — and what a difference there is.

The renewed Sol is trendy, sophisticated and upscale. While Seasons may not be the same, it will complement its neighbour nicely.

Other than that, the location, of course, is another draw.

Right in the heart of Sunnyside and within a couple of blocks of trendy Kensington, it's a coveted property — and the building backs onto a heavily treed hill that remains in its natural state.

The five-storey building was built in the early 1970s with concrete construction and an elevator.

The units come with one outside parking spot with a plug-in, and the common areas both inside and out will be updated and redone to today's standards.

Thirty-six units are in the building and all but 10 are sold out — and only one-bedroom units remain.

The one-bedroom units range from 644 to 675 square feet. Some of the standard features include stainless steel appliances, a stacked washer and dryer, an electric fireplace in the living room, engineered hardwood floors, and lacquered cabinets.

The two-bedroom show suite shows off the open concept well.

From the short hall entry, the whole main living area opens up ahead, with the kitchen, dining area and living room all open and inviting.

The dining room and adjoining living room have a large window at the end, followed by a french door leading to the outside deck.

The one wall has a full floor-to-ceiling upgrade — open shelving that's built around the standard electric fireplace at the living room end.

High ceilings further enhance the visual openness of the plan and the hardwood floors give it elegance.

The kitchen is in its own U-shaped alcove and, unlike the



The open floor plan allows for a dramatic design, as shown in the living and dining rooms.



The U-shaped kitchen.

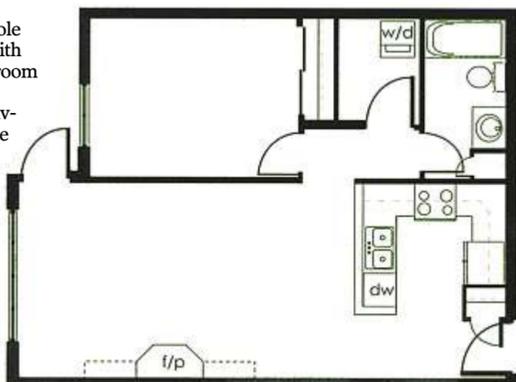
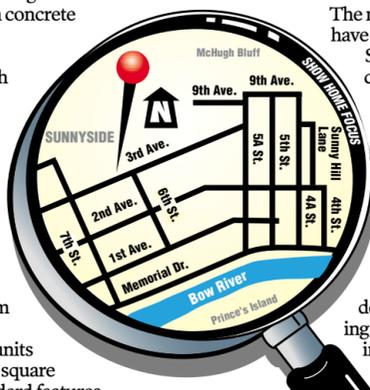
new units, the show suite has been done with white cabinets on top and maple on the bottom to show what was available.

The new Seasons homes will each have lacquered cabinets.

Stainless steel appliances include an over-the-range microwave. With granite tiles on the countertop, the whole area is upscale and appealing.

A pantry closet finishes off the space. The master bedroom is generous and the second bedroom and bathroom are adjacent to it. In the one-bedroom plans, the space dedicated to the open living/dining/kitchen area is the same size as in the show suite.

The only difference is the size of the master bedroom and the elimination of the second bedroom. Renovations to the building have begun and first possessions are expected to take place by the end of the year.



Floor plan for the one-bedroom Summer suite.



Sol of Sunnyside, next door to Seasons of Sunnyside and by the same developer, shows similar finishings and details that will be in new Seasons building.

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