

A new launch in Sunnyside

by Condo Condo Development Group

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Project overview

Donna Kelsch

Following the 100% sell out of the Sol of Sunnyside project in December, Condo Condo Development Group Inc. is already launching its next exciting condo project "The Seasons of Sunnyside". This new condominium conversion project is located right next door to Sol in the highly sought after Sunnyside community.

Since launching Seasons, 30% of the 36 suites available have sold, says sales manager BeeJay Quinn.

"It's really attractive to buyers because the building offers solid concrete walls and floors making it very quiet, as well as being quietly located in the oh-so popular community of Sunnyside."

Quinn goes on by adding that this is the type of neighborhood where residents "walk everywhere because everything is close by including downtown Calgary, Eau Claire



-Photo by Condo Condo Development Group

Castleridge

- 3+2 bedroom bi-level, 1010 sq.ft., 2 kitchens, separate entrance for the basement suite. \$210,000. C3194965

Falconridge

- 3+1 bedroom bi-level split, 2 full baths, double detached garage, fully finished on all 4 levels, 1/2 block to 2 schools. \$222,000. C3195037
- 3+2 bedrooms, 1100 sq.ft., bi-level, 2 car oversized heated garage, 2.5 baths, gas fireplace. \$224,900 C3195483

Monterey Park

- 3+2 bedrooms, 3.5 baths, living & family room on the main level. 1690 sq.ft., 2 car front attached garage. \$299,900. C3195076

Coral Springs

- 2337 sq.ft. 5+2 bedrooms, 5 full baths, wet bar, 2 bedroom suite, separate entrance, 2 car attached garage. \$395,000. C3189397

Riverbend

- 1900 sq.ft., 2 storey, fully finished basement, 4 bedrooms + loft, 3.5 baths, 2 gas fireplaces, 1/2 block to school & bus. \$339,900. C3195574

Top Producer for the Company in 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003



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shopping and Kensington. We should also mention that the LRT is only a 5 minute walk away for those attending SAIT or the university."

In addition, a myriad of great restaurants, a large Safeway store plus dozens of trendy shops and services of every description are conveniently located along 10th Street.

"Another nice aspect of this location is it's quiet residential appeal," Quinn says.

Plus the McHugh Bluff is behind the building offering residents plenty of privacy as well as hiking, jogging trails and green space to enjoy.

The developer, Condo Condo Development Group, focuses on the redesign and conversion of existing buildings that are easily accessible as well as strategically positioned in popular residential areas. The Seasons of Sunnyside is the fourth venture for Condo Condo in the past two years, having already sold out Sol and a nearby project called Meredith and are nearing sell-out at the 168 unit Canyon Pines project in Canyon Meadows.

When the two principals of Condo Condo, Les Hartland and Bob McCormick, purchased the two buildings at 716 and 728 3rd Ave. N.W. they were motivated by the incredible demand for the area as well as a lack of existing concrete buildings for purchase. Thus said, they have been delighted to see that their initial thoughts and due diligence has

translated into a quick sell-out for the Sol of Sunnyside project as well as a very positive and immediate response to Seasons of Sunnyside.

Seasons of Sunnyside with its 36 condo residences has four storeys at the front of the building and five at the rear. This creates 13 two-bedroom and 23 one-bedroom suites offering new common areas, bright kitchens, luxurious bathrooms, custom cabinetry, solid surface countertops, large new windows, doors and lighting. The building itself will receive a facelift to the exterior similar to what they have already completed next door at Sol.

All the homes have open layouts plus terrific features that buyers have consistently agreed were instrumental in their buying decision... engineered warm toned maple hardwood floors in the hallways, living room, dining room and kitchen, extensive ceramic tile flooring in the bathroom, high end stainless steel kitchen appliances, a fashionable electric fireplace in the living room plus a conveniently located in-suite laundry complete with a stackable washer and dryer.

The well-appointed kitchens feature solid surface countertops, a pantry and cool stainless steel appliances - fridge, stove, microwave and dishwasher. The bathroom in the two-bedroom suite is totally oversized and features a soaker tub with fabulous tile that matches the floor yet works its way from the top of the tub to ceiling height as well as

around the adjoining walk-in shower. The countertop and a conveniently located linen closet offers plenty of room for towels, soaps and accessories and to give the bath a spa feel.

At this stage, the purchasers can select their choice of colors and finishing. Cabinetry, counters, paint and carpets are available in a variety of colors, says Quinn, "which is great because not everyone has the same tastes and this allows them to personalize their suites."

Befitting the name "Seasons of Sunnyside", the four floor plans reflect the project name and are sure to please almost every buyer. Spring, 894 to 904 sq. ft. features two bedrooms; while the Summer, Autumn and Winter plans make up the collection of one bedroom plans. The building has an elevator, provides surface parking and prices start at \$177,900 with no GST.

At this time, visitors to Seasons of Sunnyside can drop into the sales office and view the furnished show suite right next door at the Sol of Sunnyside, 716 3rd Ave. N.W., Monday to Thursday, 2 to 7 p.m., and weekends and holidays, noon to 5 p.m. (closed Fridays).

-For more information call BeeJay Quinn at 264-3383 or check out www.condo-condo.com and click on Seasons.

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