

Sol of Sunnyside

By Heather Ryan

- a bright new project by Condo Condo

A multi-family developer that searches out properties for refurbishing in the most sought after locations in Calgary has found a bright spot in Sunnyside.

Condo Condo Development Group Inc., which focuses on the redesign and conversion of existing buildings into new condominium residences, selected the northwest community for its latest project because of "it's unique situation," says Les Hartland, vice-president development for Condo Condo.

He explains the ever popular Hillhurst-Sunnyside area changed its zoning in the 1980s preventing new construction of apartments inside the community. "So the existing multi-family real estate has been there since the 1970s and if people want to buy a condo in the area they either have to buy in an old building, or in a conversion project."

Hartland says because of this situation their company saw "an opportunity to go in and create something unique."

Condo Condo purchased an existing building at 716 3 Ave. N.W. and is creating Sol of Sunnyside - a bright, newly refurbished apartment condominium for young buyers with an active lifestyle who are looking to live within walking distance to trendy shops and restaurants in Kensington and to work downtown.

"We think of this as revitalization because we're bringing the building into the 21st century giving it a new look and completely upgrading the interiors."

This solid three-storey building is a concrete construction "so it has the added benefit of sound attenuation," Hartland says, and they are completely gutting the 23 suites, installing new wiring, windows, doors, cabinets, lighting, flooring, plumbing and fixtures, plus they've even installed in-suite laundry hookups in all the units.

"Everything is virtually upgraded and we're drywalling over the concrete to provide added sound attenuation," so buyers can enjoy the solace of their Sol of Sunnyside suite.

Along with the upgrading, buyers will be thrilled with the spec package that includes features such as a granite tile counter top, maple shaker style cabinets with glass door accents, slate and maple hardwood flooring, a stainless steel inset in the ceramic tile backsplash, an electric fireplace and a built-in entertainment wall/centre that is pre-wired for sound and plasma TV.

There are various sizes available to meet differing buyers' tastes with one-bedroom "Solo" suites ranging from 617 sq. ft. to 648 sq. ft. and two-bedroom "Duo" suites ranging from 891 sq. ft. to 895 sq. ft., with prices starting at \$162,900 with no GST.

"That's a very good spec package for the price point and an excellent price point for this area," Hartland says. "If you compare us to product across the river we're a good deal less and you're able to buy in an area you more succinctly want."

Bob McCormick, president of Condo Condo, says what makes Sol of Sunnyside of even greater value to customers is that "it is so difficult to acquire real estate in this area," with only a 1% vacancy rate for several years. "So people who buy in this area don't want to give their property up, making it even more unique when you can buy here."

He says Sol of Sunnyside is appealing because of the area's amenities - it's within walking distance to the LRT and local Safeway, a school and park are just to the east and McHugh Bluff with hiking and jogging trails and green space is behind the building, and of course it's within walking distance to the nearby trendy Kensington district.

Another advantage for people buying into Sol of Sunnyside is the quick possession opportunities. Buyers can have their suite ready in 90 days from the time of the sale.

Condo Condo has also tentatively scheduled the opening of showsuites in Sol of Sunnyside for May 15 with hours of operation set on Monday to Thursday, 2 to 7 p.m., and weekends and holidays, noon to 5 p.m. Closed Fridays. For more information about Sol of Sunnyside call 264-3383 or check out www.condo-condo.com and click on Sol.

