

# NEW CONDOS

## CREATING LIVELY URBAN SPACES

Lessons we can learn from Berlin **G3**



## PARK POINT TAKES SHAPE

Condo halfway completed **G2**



Johnna Marie Labud and Aileen Arieta immediately fell in love with the Chalet No6 townhomes in southeast Calgary and decided to purchase their first home there. **ADRIAN SHELLARD**

# FAMILY LIVING AT A GREAT PRICE

Convenience extends from Chalet No6 townhomes to the Copperfield community

**JOSH SKAPIN**

When Johnna Marie Labud and Aileen Arieta thought about what they wanted out of their first home purchase, a townhome in Copperfield won their hearts.

The married couple, originally from the Philippines, will soon be leaving a single-family home they’ve been renting on 17th Avenue S.W. for Chalet No6, by Hopewell Residential.

At the recent Calgary Region SAM (Sales and Marketing) Awards, Hopewell was crowned Multi-Family Builder of the Year.

The industry honour was earned through the performance of its two southeast Calgary multi-family sites; Sandgate at Mahogany, and Chalet No6.

“We fell in love with it right away,” says Arieta, referring to Chalet No6.

Here, they saw a combination of affordability, functional design, a

kitchen prime for entertaining, a garage — which their rental home doesn’t have — and a community with the connections they felt were important.

“We don’t have family (in Calgary) but we have a lot of friends that we really call our family,” says Arieta, adding entertaining will be easy with their home’s “very open” main floor.

“So we’re always having get-togethers... and we do enjoy cooking and eating,” she says.

Arieta looks forward to using the space to whip up dishes like kare-kare, which is beef stew with oxtail, a personal favourite for the couple, along with other Filipino dishes, such as pansit (noodles) and bulalo (beef soup).

At their new townhome, Arieta says the sizable island and pantry stood out.

“The amount of (pantry) space will make it easier to organize our groceries,” she says.

Storage is always key, and a consistent consideration throughout the Chalet townhomes, including the kitchen, says Nicole McLaws, Hopewell’s marketing manager.

“You’ll see a lot of great workspace, plenty of storage, and design that makes room for standard-sized appliances and furniture,” McLaws says.

“Purchasers can choose from a variety of kitchen layouts to customize their own space, and each layout features soft-close doors and drawers, stainless steel appliances and a selection of finishings with regards to cabinets, counters and tile backsplash.

“It’s exciting for our homeowners to choose exactly how they want to live, and the kitchen is such an important consideration for home buyers that we’ve prioritized giving quite a bit of choice in this area in particular.”

Chalet No6 is planned for 146 townhomes at build-out, and is 99

per cent sold on its first site and 40 per cent sold on the second.

The starting price is from the \$280,000s, including the GST.

Getting something that was both new — boasting modern finishes — and at an attainable price, was appealing.

“It was affordable, within our budget,” says Labud, adding the costs they’ll face after transitioning from renting to owning will be “pretty similar.”

At Chalet No6, there are seven floor plans to pick from, ranging from 1,132 to 1,558 square feet, not including those with developed basements.

Most of the floor plans here have two or three bedrooms, but when there’s basement development, this can expand to four.

These townhomes have single car garages with driveways or side-by-side, double-car garages.

SEE CHALET ON **G2**

WHAT YOU NEED TO KNOW

**WHAT:** Chalet No6

**BUILDER/DEVELOPER:** Hopewell Residential

**AREA:** Copperfield is a community in southeast Calgary.

**PRICES:** Townhomes start from the \$280,000s, including the GST.

**HOURS:** The sales centre and show homes are open 2-8 p.m. Monday through Thursday, and noon to 5 p.m. on weekends and holidays.

**INFORMATION:** [hopewellchalet.com](http://hopewellchalet.com)

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Park Point began construction in 2015 and is now 50 per cent complete, with residents set to enjoy views of Central Memorial Park as early as next summer. COURTESY QUALEX-LANDMARK

# PARK POINT'S FANTASTIC VIEWS ARE TAKING SHAPE

34-storey condo tower has reached halfway mark of its construction

JOSH SKAPIN

With a skyscraper in Calgary's Beltline District now half complete, some early ideas around what makes it special are already proving true.

Construction is now at the 50 per cent mark for Park Point, a 34-storey condo tower by B.C.-based developer Qualex-Landmark.

The most recent step in the development process, at press time, was the pouring of its 31st floor.

As media were toured through the completed parts of the building, on the fourth storey Parham Mahboubi, Qualex-Landmark's vice-president of planning and marketing, points to one of the features that makes the Park Point location stand out.

Just through the window, a striking two-hectare park.

"There are some misconcep-

tions that the best views in a tower are usually achieved from the upper floors," Mahboubi says.

"Park Point's location on Central Memorial Park and the location, age and height of neighbouring buildings and open space place Park Point at a significant advantage in terms of view."

Central Memorial Park, which opened in 1912 — redeveloped and reopened in 2010 — contains pathways, a restaurant, and is home to the Memorial Public Library. It also has the cenotaph, Boer War Memorial equestrian statue, a memorial honouring Rt. Hon. Richard Bedford Bennett, and a statue of a First World War soldier in front of the library.

"Park Point offers the majority of Park Point residents outstanding permanent views of Central Memorial park, the downtown's city skyline, Rocky Mountains or the Saddledome and Stampede

*Park Point is going to be a landmark on Calgary's skyline. As it takes shape and nears completion, this is becoming more obvious.*

grounds, irrespective of which floor they reside," Mahboubi says.

Qualex-Landmark is also behind completed Calgary condo

towers, Calla, Stella, Nova, Luna, and Mark on 10th.

Touring the finished parts of Park Point gave the developer answers, too.

Mahboubi says it "reaffirmed our impression of our general contractor, Axiom Builders, who continues to demonstrate their integrity and attention to details in the quality of construction."

"The high standard of construction beneath the skin of the building is certainly meeting our high expectations, and we believe this is what our homeowners are expecting when they make such life-changing decisions to invest in a brand new home," he says.

Shovels turned for the start of construction at Park Point in autumn 2015, and first possessions at the development are slated for the summer of 2018.

"Park Point is going to be a landmark on Calgary's skyline," says

Keith Playle, operations manager for Axiom Builders.

"As it takes shape and nears completion, this is becoming more obvious."

Park Point is now 70 per cent sold, meaning there are owners for more than 200 of its condos.

"We've seen a healthy spread in the suite type and location of the suites throughout the tower," Mahboubi says.

"There is still an outstanding selection of unit types and sizes on virtually every floor in the tower, offering a wide range of options to home buyers."

The remaining range of condos at Park Point include 45 one-bedroom condos and 35 of the two-bedroom variety. In total, they range from 560 to 1,340 square feet. Its starting price is in the \$280,000s.

Residents of Park Point will have access to on-site features such as a park-facing yoga and Pilates studio, fitness facility, steam room and sauna, along with men's and ladies' change rooms with showers.

There will be an outdoor amenity space, planned to include what the developer dubs a Zen Terrace, with a water feature, social air lounge, seating with a barbecue area, firepit, harvest table, and sundeck.



The kitchen and dining area in the L plan at Chalet No6. PHOTOS: COURTESY HOPEWELL RESIDENTIAL

## Chalet No6 appeals to wide range of home buyers

CHALET FROM G1

"Chalet townhomes appeal to a really wide range of home buyers, which is fantastic," McLaws says.

"We have a lot of young families living in the development, who love the open-concept designs, the three-bedroom layouts and the attached garages — and of course, they appreciate the fact that Chalet is across the street from a playground, and just a few minutes from Copperfield's established amenities, including schools, a community centre and more."

"Couples, down-sizers and singles also love their Chalet townhomes because there's something to offer any lifestyle, two or three bedrooms, great layouts for entertaining, stylish features and finishings, and a totally affordable price point," she adds.

At the recent SAM Awards, Chalet No6's P Plan won in the category for Best Town Home up to \$349,999.

Its two show homes are the L and A plans, which are 1,306 square feet and 1,132 square feet, above grade, respectively. Both show homes have walk-outs.

Labud and Arieta went the A Plan route, with a walk-out.

"It feels like home," says Labud, calling their home purchase a "dream come true."

Beyond the home itself, the area also helped make Chalet No6 an attractive landing spot for the couple.

Copperfield, a largely established community, also by Hopewell, has generous stretches of open space, including three scenic ponds.

They like the long stretches of pathways, where they plan on go-

ing for walks and bike rides on sunny days.

And on its proximity to amenities, "it's accessible," Labud says.

She points to Copperfield's convenient distance to a range of shopping and restaurants on 130th Avenue S.E., along with being about a 10-minute drive from the mixed-use amenities at Seton.

"It's so well-located, moments away from Stoney Trail, 52nd Street, 130th Avenue and much more," McLaws says.

"The community is near completion, and because of that, parks, playgrounds and pathways are largely complete and ready to enjoy."

"Shopping and services already exist, including Starbucks, Tim Hortons, gas stations and other services. And, there are schools open in the area, which is great for Copperfield families," she says.



There are seven Chalet No6 floor plans to pick from in the community of Copperfield, ranging from 1,132 to 1,558 square feet, including this L plan.



The master bedroom in the A plan at Chalet No6 in Copperfield shows that even the smallest floor plan offers plenty of living space.