

# NEW CONDOS

## RECREATION & INVESTMENT PROPERTIES



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**TOWERING ACHIEVEMENT**  
Tallest such project in Alberta marks milestone.

J6



**CONDO OF THE WEEK**  
Buyers snap up units in 50-plus project.

J7



**CALGARY'S PLAYGROUND**  
See our six-part series on Vancouver Island.

J8



# Bow River run

KATHY McCORMICK  
CALGARY HERALD

With the setting of one of the last large properties close to the Bow River in Inglewood in the southeast inner city, Riverside Quays is meant to be a home with a resort feel.

"People are not just buying real estate, they're buying a club, a lifestyle," says Garth Mann, president of the Statesman Group of Companies. "We've created that same type of atmosphere here."

The latest Statesman project sits at the corner of 17th Avenue and 17 A Street S.E., one edge touching Pearce Estate Park. The development is just steps from the

## Riverside Quays in Inglewood only steps from riverbank

Bow River. It will consist of close to 700 condos by completion, which will be done in six phases, says Brad Milne, vice-president and legal counsel for Statesman.

"There will be 623 loft apartments in six storey buildings of steel and concrete, and 72 town-

houses that either look over the Pearce Estate gardens or back onto the Bow River. We've already had a great deal of interest with all of phase two under reservations so far."

The project is awaiting development permit approval. Construction is to begin this summer, with the first move-ins by the fall of 2008.

"So far, we've had interest from professionals who are working downtown, recent singles, and empty-nesters who are more interested in the townhouses."

SEE RIVER, PAGE J2



Grant Black, Calgary Herald  
A show suite in the Riverside Quays project by the Statesman Group of Companies.

## CONDO SHORTS

### Island dreamers

For the past week, the New Homes and New Condos team — editor Barb Livingstone and reporters Kathy McCormick and Marty Hope — have been touring Vancouver Island. They checked out the recreational and investment properties that are so popular with Calgary buyers. There are a lot of projects, with every single one attracting Calgarians in record numbers. Look for a series of articles covering the island from one end to the other, starting today in the Recreation and Investment Properties section on page J8. Today's stories highlight Comox.

— Kathy McCormick

### First choice for buyers

Nearly half of all condo buyers choose their new homes without considering any other style of housing, says a survey. Price and location were the two most important factors determining condo buying decisions, says the survey by the National Association of Home Builders in the U.S. Each factor was cited by 70 per cent of respondents.

— Kathy McCormick

### That's the ticket

A California community is getting on the home lottery bandwagon. The Dream Home Raffle in Santa Maria, in Santa Barbara County, gives winners the choice of a 1,950-square-foot home valued at \$650,000 US, or a \$500,000 cash prize. Tickets are \$150 US each and only 35,000 will be sold. Cash prizes are also available.

— Kathy McCormick

# Condo builder set to expand

## Calgary-based firm grows in U.S.

**KATHY McCORMICK**  
CALGARY HERALD

**A**s a leading-edge developer of multi-family residences that are new formats, the Statesman Group of Companies is at it again.

"We're expanding, but Calgary is still my home," says Garth Mann, president of the company that brought new ideas to Calgary — including the villa concept that has become a favourite of mature adults and, more recently, the Manor Villages that combine amenities, support and services for seniors in a home-like setting.

"We're looking after seniors and we've found that it's been extremely well-accepted because that's the premier way that seniors want to live their lives," says Mann.

"It's a great idea that's taken off, so we've taken it to other areas in North America. We're also building resorts."

The company is expanding to Raleigh, N.C., as well as the state of Washington, including Seattle. It also has a big presence in Chandler, Gilbert, Phoenix and Scottsdale in Arizona.

"We're also looking at expanding in other areas," says Mann.

Statesman salesperson Michael Sali will be transferring to North Carolina in May to head up the eastern U.S. division of Statesman as it expands.

He recently won the American Standard Award of Sales Excellence at national SAM (Sales and Marketing) Awards hosted by the Canadian Home Builders' Association.

Statesman will be expanding into other parts of Canada as well, says Mann.

"We're already in B.C. in a big way, with projects like a 700-unit development on Lake Windermere, and

we're looking at other areas," he says. "We're in London, Ont., and Waterloo, and we're looking at Ottawa. Statesman has always been a bit of a control freak and we want to see every part of the business.

"We're one of the few that do everything from the acquisition and development of the land, to building it as a general contractor, operating the business, and even employing doctors and nurses at our Manor Villages. It gives us a leg up over what the others do, and it gives us the opportunity to do a better job."

The first Manor Village was built in 1997 on Sirocco Drive S.W.

Within the next two years, there will be as many as 20 of them in different areas, says Mann. "In Calgary, alone, we have five and we have plans to build a sixth in Varsity."

That project has been put on hold pending a review of the Varsity traffic studies after area residents at a recent council meeting expressed concern with traffic congestion.

The project is planned for the Crowchild Inn site at 53 Street N.W. and Crowchild Trail.

It would adhere to council's proposed initiative to increase density around C-trains.

It's expected to be back at council in late spring.

As for the expansion of the resort properties, Mann says it's akin to a lifestyle choice — and the resort experience can be anywhere, even in Calgary.

It's a sign of the times and not just for baby boomers, he says.

"People want to have more fun and people want to be in great places," says Mann. "People want marinas, golf courses, lakes and warm areas."

Developers have responded. "There's a migration of thinking from what buildings were in the past," says Mann.

SEE GROW, PAGE J3



“It's a great idea that's taken off, so we've taken it to other areas in North America.”

**GARTH MANN,**  
STATESMAN CORP.



Photos, Grant Black, Calgary Herald  
Functional yet tasteful kitchen of a show suite in the Riverside Quays in Inglewood.

## FROM J1 RIVER: Club part of amenities

Prices of the loft apartments are expected to be in the high \$200,000s, with penthouses in the \$400,000 range.

"Townhouses, which will be all steel and concrete construction, are expected to be in the range of \$600,000 to \$1 million," says Milne. Those units are not available until later phases.

Units in phase one will range from 700 square feet to 1,250 square feet, and phase two units will be 900 square feet to 1,700 square feet.

The townhouses will range from about 1,500 to 2,600 square feet.

A mock show suite is in the presentation centre to show the available finishes and specifications.

The heart of the development will be the amenities, he says.

"We will have the Riverside Club in the southwest corner," says Milne.

"It will be 11,000- to 12,000 square feet and it will be built in the first phase. The two-storey building will be a full fitness club with a games area, pool tables, a juice bar with a terrace, and a two-storey mezzanine."

Units on the third floor of that building will have access to a west-facing terrace that will run the whole length of the structure.

"We'll also be putting in a whole range of outdoor activities for homeowners," says Milne.

"There will be a putting green, two bocce ball areas and a ramada with a series of barbecues. There will be



The ensuite bathroom in the suite.

courtyards with firepits, giant chess boards, table tennis set-ups and a large, concert-sized ramada for residents' use."

In the near vicinity, the upgrading of the Bow River weir will mean it will be a world-class site for canoeing, kayaking and other sports, complete with rapids and courses to follow, says Milne.

The city's extensive river pathway system is right outside the door.

### ALSO SEE

■ Award winner promoted

J3

### IN SHORT

**PROJECT:** Riverside Quays in Inglewood in the south-east inner-city.  
**BUILDER/DEVELOPER:** Statesman Group of Companies.

**LOCATION:** A sales presentation centre has just opened on site at 17th Avenue and 17A Street S.E. The project is awaiting development permit approvals, but the developer is accepting registrations. The first two phases have been released and construction will include the Riverside Club, the amenity centre. Construction is expected to start in the summer, with possessions by the fall of 2008. The complex will consist of about 700 units, including 623 loft apartments in six-storey buildings, and 72 townhouses.

**PRICES:** Not yet finalized, but expected to be in the high \$200,000s for the loft apartments, \$400,000 for the penthouses, and \$600,000 to \$1 million for the townhouses.

**HOURS:** The presentation centre is open from noon to 7 p.m. Mondays to Thursdays, and noon to 5 p.m. weekends and holidays.