

STREETSIDE STYLE

From chic inner-city towns to stylish
condos and villas, StreetSide has it covered



Vivace at West 85th



The Loop in Evanston

In its nearly three decades of building multi-family homes in Calgary, StreetSide Developments certainly has developed a feel for the needs and wants of the Calgary market. Whether it's sleek apartment-style condos, multifunctional townhomes and villas, or even the popular no-condo-fee street towns, StreetSide has something for everyone in any part of the city.

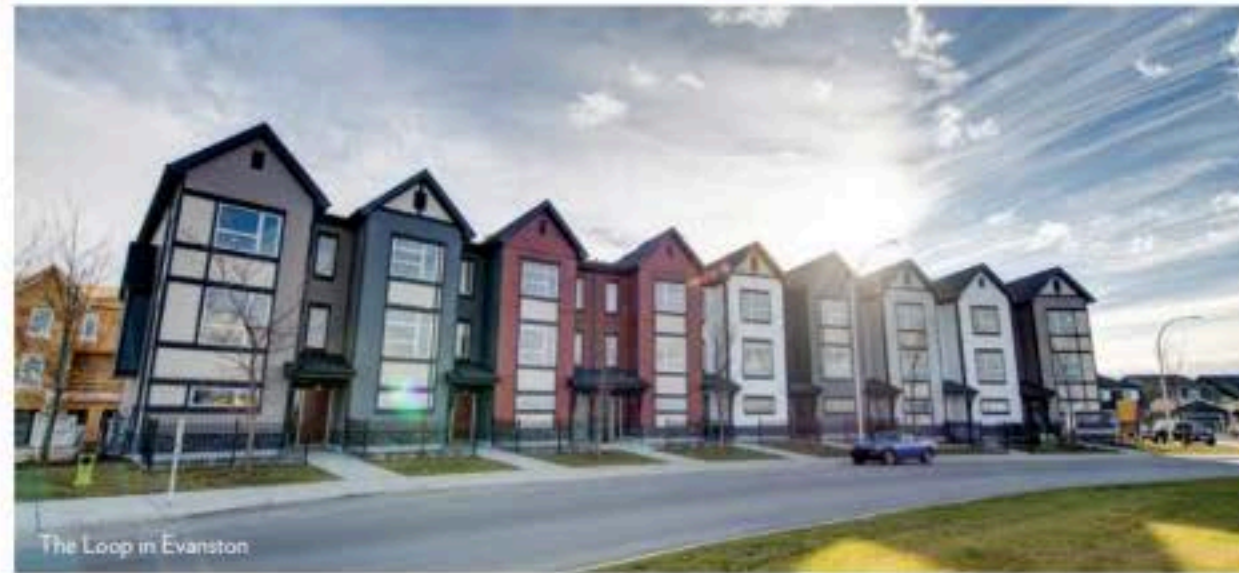
And wait 'til you hear what more they have in store.

The multi-family home building division of Qualico has nine on-going and soon-to-launch developments in all four sectors of Calgary. Each reflect the style and sensibilities of the particular demographic they cater to, but all come with the same assurance of quality that is the hallmark of any StreetSide build.

"Among the many wonderful qualities of StreetSide is the fact that we offer a wide variety of home-styles in all quadrants of Calgary and cater to each of the main segments of the market exceptionally well," says Ian Macdonald, Director of Marketing and Sales at StreetSide.

Catering to as wide a set of clientele as StreetSide does, they are still able to design multi-family homes that fit their wants and needs.

"Whether it's Logan, a young mechanic, purchasing his first townhome in The Loop in Evanston; or Amy and Benny, and their dog Wei Wei,



The Loop in Evanston

who purchased their first no-condo fee townhome in the Townes of Redstone; or Brian and Diana, an active couple, who just bought their new Villa in Silverado and are excited to 'right-size' their home, we are proud to deliver a quality home to each category of purchaser in Calgary."

The Loop in Evanston (traditional townhomes), and the Townes of Redstone

(no-condo-fee street towns) offer first-time homebuyers and downsizers and even young families a terrific option in the north.

Killarney Townes shows off fantastic inner-city townhome living; Vivace at West 85th features trendy apartment-style condos in the heart of an amenity-rich commercial development in the southwest; Origins at Cranston has affordable move-in ready condos in the southeast; the timeless, luxurious Hunter House is down to its final townhomes and the much anticipated,

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maintenance-free Villas of Silverado, also in the southwest.

Coming this fall are the Villas of Silverado, which will have a grand opening of their bungalow villa show homes, and the launch of Emberpark townhomes in one of the most anticipated locations in the northeast community of Redstone. And in 2019, StreetSide will also have a presence in the emerging south community of Belmont with their new townhomes.

"We are very pleased with the pick-up in the market mid-way through 2018 as our StreetSide purchasers are able to secure financing and navigate through the new mortgage rules with the help from our team of mortgage experts," Macdonald says. "We have also introduced new on-trend and move-in ready condos, townhomes and villas which our new StreetSide purchasers are thrilled about."

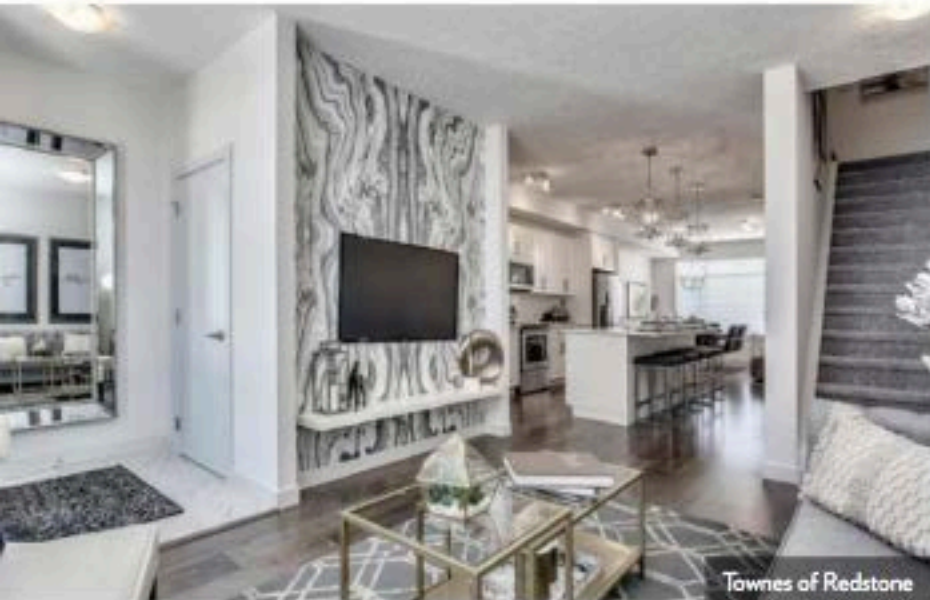
With more townhome choices down the line — and starting prices holding in the \$200,000s, Macdonald has a case for continued optimism.



Vivace at West 85th



Townes of Redstone



"We are very excited for our upcoming townhome community in Redstone called Emberpark, starting in the \$200,000s plus GST; and our townhomes in Belmont, starting in the \$290,000s coming in 2019."

Meanwhile, the Loop in Evanston continues to win hearts and minds with its unique Salt Box design and its themed central parks.

The Loop in Evanston has just launched the second phase of this popular development with row townhomes that start from the \$290,000s.

The Loop certainly has affordability, functionality and style, says Area Manager Jared Kulawik. But there's a lot more to it.

The Loop is being built all the way around a park in this established northwest community of Evanston (a Qualico community). Each of its four phases will be facing a portion of the park that is uniquely designed with specific Alberta nature themes: Rocky Mountain, Foothills, Parkland, and Grassland.

"What we want to emphasize with The Loop is that the outside areas are just as important as the inside of the homes, it's a total package," Macdonald says. "We designed The Loop so that if you are sitting out on your patio, you're looking out into nice lush landscaping with big hills, and not into your neighbours' house," he adds.

Phase 2 will have 62 homes. They include the Amaranth, the Carmine and the Rosewood floor plans. "Based on purchasers' feedback we made great design improvements to give them a fresh look, but they are largely the same from what was offered in phase one," says area manager Jared Kulawik.

The Carmine layout is offered from 1,267 to 1,333 square-feet in size, with either two or three-bedrooms and two-and-a-half bathrooms. Slightly larger than the Amaranth, there are some key differences that set the Carmine layout apart, such as two car parking and models including a flex space between the two bedrooms, such as shown in one of the new show homes.

The Loop's largest floor plan, the Rosewood which was just nominated for best townhome between \$350k and \$500k for the 2018 BILD Alberta Awards, comes in sizes ranging from 1,485 to 1,511 square-feet, with three-bedrooms and two-and-a-half bathrooms. Spacious is the key word to describe these two options, with large bedrooms, as well as generous kitchens with the choice of either an island in the centre or perhaps an open kitchen with tons of counter space.

"Clients are purchasing here at the Loop because we have on-trend floor plans

STREETSIDE DEVELOPMENT'S CURRENT CONDOS AND TOWNHOMES:

THE LOOP IN EVANSTON — Move-in ready townhomes and Phase Two is now released, starting in the \$290,000s (+ GST) www.liveintheloop.ca

TOWNES OF REDSTONE — Move-in ready townhomes and Phase Two is now released, starting in the \$300,000s with NO CONDO FEES. www.liveinredstone.ca

KILLARNEY TOWNES — Four inner-city move-in ready townhomes available in the mid-\$500,000s (+ GST). www.killarneytownes.ca

VIVACE AT WEST 85TH — Condos, townhomes and Penthouses starting in the \$250,000s, move-in ready and Spring 2019 occupancy now available. www.livevivace.ca

ORIGINS AT CRANSTON — Final move in ready condos available, starting in the \$220,000s including GST. www.originscondos.ca

HUNTER HOUSE — Final townhomes in the mid-\$400,000s and attached bungalows in the mid-\$300,000s now available. www.hunterhouseliving.com

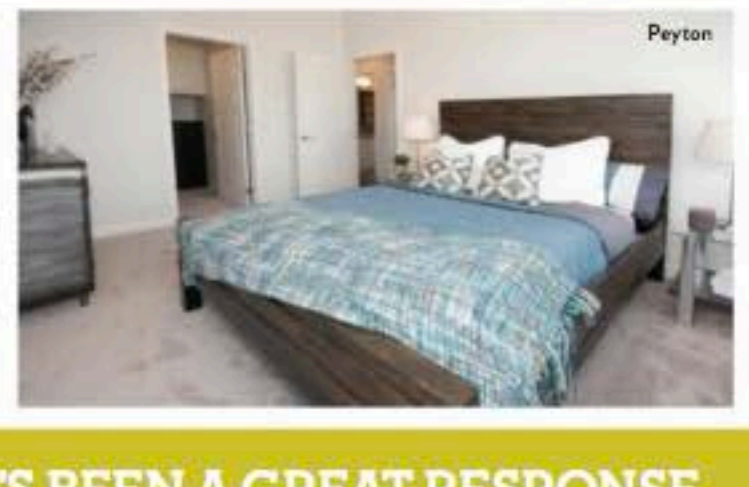
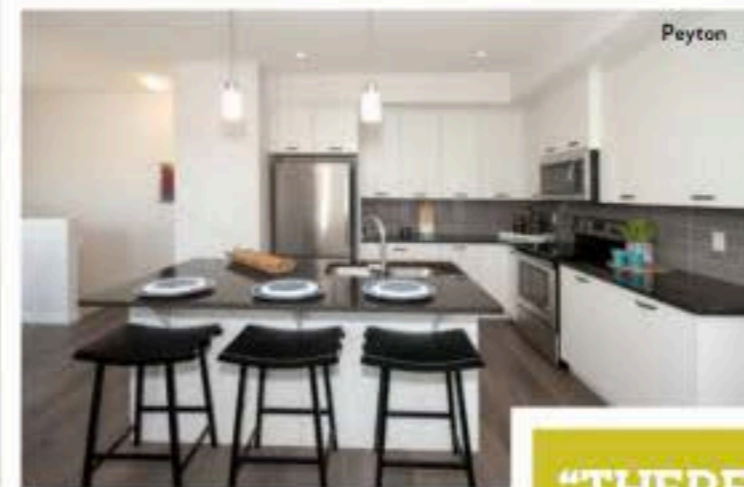
VILLAS OF SILVERADO — Bungalow Villa show homes grand opening this fall, now selling from the \$500,000s (+ GST). www.liveinsilverado.com

EMBERPARK — Townhomes in Redstone launching Fall of 2018, starting in the \$200,000s. www.emberparktownhomes.com

TOWNHOMES IN BELMONT — Starting in the \$290,000s, coming 2019. www.townehomesofbelmont.com

that work. The open plan concept living is a real winner. Not to mention the convenience of a spacious garage," Kulawik adds.

That just goes to show the care that StreetSide brings to every development. "We care about quality, lasting value and always doing the right thing. Backed by Qualico with over 65 years in the home building industry, we have the experience, dedication and passion to deliver an exceptional home and community to you and your family," Macdonald says. ■



Live well, live now in Canals Landing

Genesis' Newport townhomes caps Canals Landing in Airdrie

BY PEPPER RODRIGUEZ
PHOTOS BY AMADEO GIRON

What is likely the last opportunity to own a new townhome in Airdrie's hit community of Canals Landing just opened their new sales centre and people are excited with what they see.

Genesis Builders Group opened their sales centre for their Newport townhomes, as the vision for this community is realized.

"We're enjoying strong demand right now," says PS Sidhu, President, Genesis Builders Group Inc. and Vice-President, Home Building of Genesis Land Development Corp. "Newport is in the heart of a well established community that's all but built out with all of the supporting amenities already available. It's the last development in the community."

With only 85 units, Newport promises to bring a new level of style and

sophistication to Airdrie's hot townhome market. And with prices from the \$190,000s it seems unlikely that they will last for long.

Newport's affordability is beyond question, but with its wide range of townhome styles ranging from one-, two-, and three-storey models, it is also easily the one with the widest options.

"We have a home model that can fit a buyer's lifestyle and budget," says Genesis Builder Group marketing coordinator, Kelsey Orvis.

"Newport's lifestyle choices can be seen in the many different floorplans we offer - from a one-bedroom apartment style home with no stairs and a bedroom big enough for a king sized bed; and several two-bedroom homes and three-bedroom corner homes that boasts one of the largest kitchens you'll ever see in a townhome," says Area Manager Barb McKinnon.

"There's been a great re-

"THERE'S BEEN A GREAT RESPONSE TO OUR LAUNCH, PEOPLE LOVE THE AFFORDABILITY, STYLE AND VALUE NEWPORT OFFERS."

sponse to our launch, people love the affordability, style and value Newport offers," Orvis adds. "Also, It's the last phase of the Canals, Airdrie's premiere water based community. The development also features a central park where neighbors and friends can gather."

Newport includes a one-bedroom 819-square-foot model; two-bedroom units from 992 to 1,315 square-feet; and three-bedroom townhomes from 1,362 to 1,373 square-feet. "We have townhomes that can fit any lifestyle and any budget," Orvis adds.

McKinnon adds that Newport townhomes have the largest tandem garages in Airdrie at 40 feet. "There's a very broad choice of floorplans, a large central park and Newport is situated within walking distance to three schools, soccer parks, shopping. We also have the ability to mix and match within our color palettes to really create a home that is truly your own." >>



FAST FACTS

BUILDER: Genesis Builders Group

AREA: Canals Landing, Airdrie

DEVELOPER: Genesis Land Development Corp.

STYLE: One-, two-, and three-storey townhomes

SIZE: From 819 sq. ft.

PRICE: Starts from the \$190,000s

ADDRESS: 115 Sagewood Drive SW, Airdrie

DIRECTIONS: North on QEII and take Veterans Blvd exit west, left on 8th St. and right on 1st Ave. and follow the signs.

HOURS: Monday to Thursday from 2 to 8 p.m., weekends and holidays from 12 to 5 p.m.

WEBSITE: www.genesisbuilds.com

and-a-half bathrooms, double attached tandem garage Marley and Arron Townhomes. While the three-bedroom options include the Finley, Carson, Parker, and Addison, which is the largest at 1,373 square-feet.

Sustainability is also something Genesis focuses on, and every Newport townhome includes programmable thermostats, double glazed low E windows, a high efficiency furnace and natural gas hot water tank that work together to reduce the operating cost of your home — lowering your monthly utility bills.

But besides the obvious stylish practicality and affordability of Newport, its biggest appeal is its location in Canals Landing. Call it a home court advantage, as this southwest Airdrie neighbourhood is also developed by Genesis' development arm, Genesis Land Development Corp.

Canals Landing will be the final phase of Genesis' hugely successful Canals community in Airdrie. Homes here have access to an impressive six-kilometre stretch of waterways, and Canals Landing residents can

Newport townhomes include the 819 square-foot Caden Townhome with one bedroom and one bathroom. They start from 819 square-feet, with nine-foot tall ceilings, a five-piece stainless steel package (including hood fan) and a parking pad. "It's a comprehensive package that first-time homebuyers will find incredible value in," Orvis says.

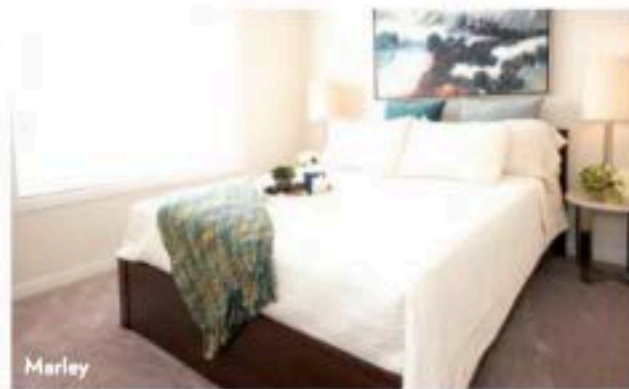
In addition to this stacked lower level model, Genesis Builders Group is offering the two-storey stacked Peyton Townhome, a 992 square-foot model with two bedrooms, attached garage and one bathroom. Three-storey units include the two-bedroom/two-

make the most of this family-friendly neighbourhood and the wide range of recreational opportunities it offers.

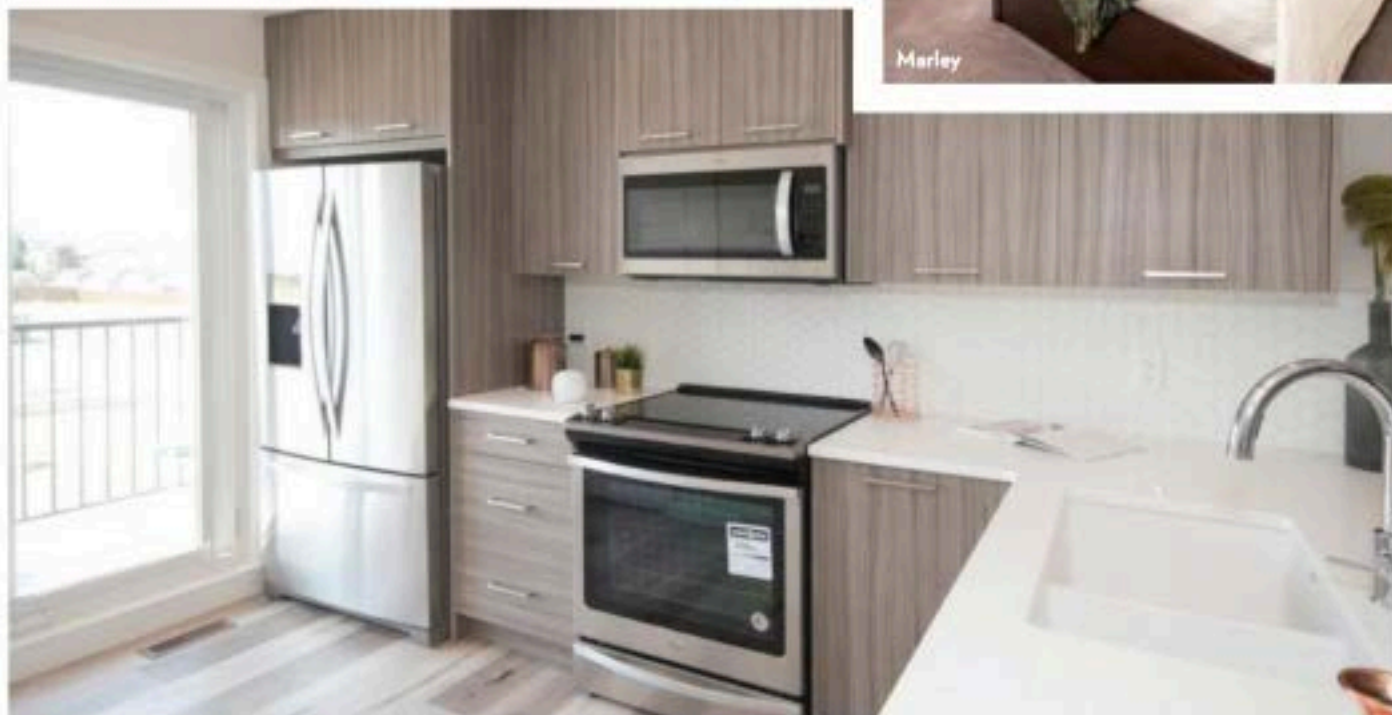
"The community is all built out with all the waterway amenities, schools, parks and pathways already there for new residents to enjoy," Sidhu says. "Buyers don't have to put up with years of construction activity in their neighbourhood because everything here is already ready for them."

Newport fits perfectly in this setting with its maritime-inspired architecture that features warm cedar detail, premium siding and colourful front doors come together to give these coastal inspired townhomes a timeless appeal not soon forgotten.

Canals Landing is a master-planned community by Genesis accessed off 1 Avenue N.W., Airdrie. "Because this is the last site that's being developed, you're not living in a construction zone," says Sidhu. "It's an established community. There are two amazing schools right there, both within walking distance. The canals are all constructed, the playground is already there. It's exceptional." **CL**



Marley



Marley