



Jim Zang
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Around Town

As Seen in
Condo Living
Magazine

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Big Time

Niklas Group, who've been building single- and multi-family homes in Calgary for the past seven years, have really hit the big time with their latest condominium project—their largest ever—Casel.

Located in the southwest community of Killarney, at 1901 24th Street S.W. (basically at the corner of 17th Avenue and 24th Street) the six-storey complex will be home to a healthy combination of retail, office and residential use. For functionality there are two levels of underground parking, two elevators and, even handier, garbage chutes. Landscaped terraces on top of the second floor are common areas for the use of residents.

On the main floor, fronting on to 17th Avenue, is 10,300 square-feet of retail space. Space which, says Olivia Popowich, sales and marketing manager for Niklas, "it is possible that we will move into ourselves," it's such a prime location.

The second floor has room for 10,500 square-feet of office space. The top four levels feature 32 condo units ranging from a 660-square-foot one-bedroom suite; to 740-square-foot one-bedroom plus den; to spacious 1,100 square-feet with two-bedrooms and two baths. From their vantage point high on the hill just before Crowchild Trail heads down into the Bow River Valley, most suites offer spectacular mountain or downtown views. "All the suites are complete with fresh and contemporary finishings," says



Popowich, adding Quiet Rock, from a company called Soundivide, is used on the party walls of the residences. One sheet of Quiet Rock is equivalent to eight sheets of drywall.

While sales don't officially launch and won't be confirmed until later this summer, says Popowich, preliminary pricing will probably be in the \$300,000 to \$600,000 range. Construction is planned to start Fall 2007, with occupancy estimated for January '09.

It's a big step for Niklas Group,

who also has about 30 other homes underway—some condos, some infills—but if things turn out anywhere near as nice as the rendering for the project, by Manu Chugh Architect Ltd., and based on their track record, it's one Niklas Group is definitely ready to take.

For more information, go to www.niklasgroup.com

Construction for affordable Inglewood homes digs in

Meanwhile, Calgarians in need of a hand up are a step closer, with the official sod turning of the Inglewood Residence, a 114-unit apartment and townhome structure poised to house low-income families and individuals with mental and physical challenges. The project is collaboration between the Calgary Home Builders Foundation and Horizon Housing Society, and a sequel to the Bob Ward Residence.

Bill McFarlane, president of the Calgary Home Builders Foundation lauded the project, stating, “The Inglewood residence illustrates the commitment shown by the Calgary Home Builders Foundation to provide shelter for the most vulnerable members of our community.”

A combined \$12.3 million from federal and provincial governments, \$2 million from the City of Calgary (the land), \$1 million from the Calgary Home Builders Foundation, \$250,000 from Alberta Gaming, \$200,000 from



Horizon Housing Society, \$4 million from the Calgary Homeless Foundation through private sector fundraising—including a record \$2 million from Calgary businessman David Bissett—have contributed to the \$20-million construction project.

“We have to always remember the homeless people we pass every day on the street are just like we are ... and our duty in life is to try to reach out and help them, said Brian O’Leary, board chair of the Calgary Homeless Foundation, at the June 28 event.

The most touching words at the event came from J.B. Groves, a resident of the Bob Ward Residence who shared

his experiences with mental illness, homelessness and addiction.

Government reps on-hand for the groundbreaking include Federal Minister of Human Resources and Social Development, Monte Solberg, Wayne Cao, MLA, Calgary-Fort, and Brad Stevens, GM of Asset Management and Capital Works for the City of Calgary.

The Horizon Housing Society, which was represented by president Linda Lytwyn at the sod turning, will operate the suites in the Inglewood Residence. Construction for the multi-family residence at 17 Street and 28 Avenue S.E. is slated for late 2008.

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