

# Casel living on the cusp of downtown

Enjoy the best of both worlds in your very own Calgary "castle."

This unique nine-storey mixed-use project caters to those who want to live close to the downtown core to take advantage of inner-city amenities, but far enough away without the hustle and bustle on their doorsteps.

Casel is located on the corner of 17th Avenue and 24th Street S.W. in the community of Killarney.

"We consider it ground-breaking, as this will be the first of many more projects that will follow ours," says Joel Goralski, president of Niklas Group.

"The City of Calgary is encouraging more density along this corridor due to the new western LRT extension, which will run along Bow Trail to 17th Avenue, then up to the West Side Recreation Centre."

Casel features units ranging from 676 sq. ft. priced from \$299,900 to \$398,900, up to a 1,243-sq.-ft. suite with two bedrooms and two bathrooms from \$489,900 to \$629,900.

Constructed with contemporary and open designs, the suites feature exotic maple or walnut hardwood in the kitchen and entrance, European-style kitchens and appliances, designer colour schemes, Italian plumbing fixtures, floor-to-ceiling windows and tiled showers and backsplash.

The main floor of the building includes retail space, which Goralski is encouraging potential tenants to utilize for a "bistro style" restaurant that showcases gourmet food, a cosy coffee shop and wine boutique.

"On those evenings or weekends when you have friends over, you have options," says Goralski. "Drop by the bistro and have a nice light dinner with a wonderful bottle of wine or just peruse the market and wine boutique to gather all you need and take it back up to your home."

Located on a hill that overlooks the Bow River Valley, many of Casel's suites offer mountain or downtown views.

"The building is close enough to downtown that it has an urban flair, and is a great choice for those who don't want to be in the centre of the city or the suburbs," adds Goralski. "It is truly the best of both worlds."

For more information about Casel, visit [www.niklasgroup.com](http://www.niklasgroup.com) or call 770-4700.



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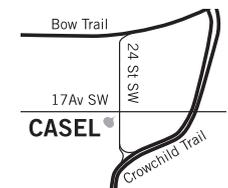


## CASEL 17 Ave & 24th St SW

- fabulous mountain and city views
- close to downtown, pathway system and recreation facilities
- commercial/restaurant space
- 9 stories, 56 units
- underground parking
- only 5% down
- contemporary finishing



Watch for our CASEL Ambassador Contest and win a great opportunity!



Starting at \$299,900.00 plus GST

[www.mycasel.com](http://www.mycasel.com)

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GROUP