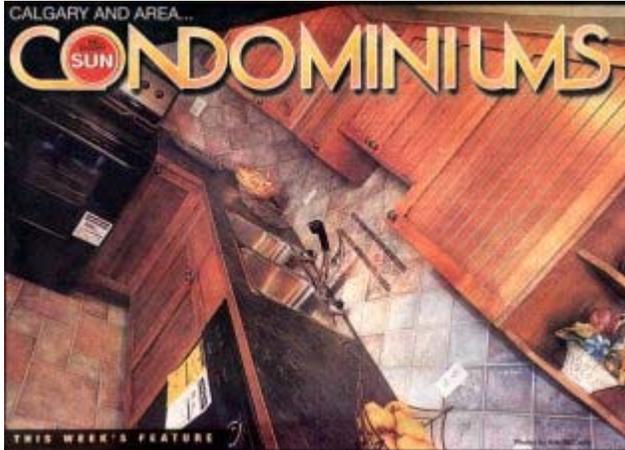


The Royal Terrace

By Lindsay Holden

The Calgary Sun, October 28-29, 2000



Urban dwellers drawn to the eclectic homes featured on TV shows *Friends* or *Mad About You* might want to tune into a renovated condominium project in Calgary's Lower Mount Royal.

The Royal Terrace is a 15-unit, 1930's apartment building with a renovation under way that'll bring it up to modern standards both technically and esthetically.

"There's new mechanical, electrical, heating, plumbing and roof," says Sam Boguslavsky, president of Sable Developments Inc., which converted the former high-demand rental apartments into hip downtown dwellings right on 17 Ave.

"When you consider you're buying in an area where homes average \$2.5 million, and homes for \$600,000 are demolished to build new - land value is certainly high," says Boguslavsky.

Value is obviously understood by buyers - as the building is 70% sold in just three weeks.

Remaining units at Royal Terrace start at \$131,900 for one-bedroom plans just under 700 sq.ft. Two-bedroom styles are up to \$179,900. Condo fees are reasonable - starting at \$128 per month and include the cost of water, gas and heat.

Outside, a rooftop terrace, covered carports and a generously sized, landscaped side courtyard are planned.



A new entryway adds to the architectural appeal of the three-storey brick building. Also planned is an indoor bicycle lock-up area and roomy storage lockers in the basement.

Inside, art-deco tile treatments and glass-door bookcases around the fireplace, plus 3/4 inch-thick oak hardwood floors are left intact as reminders of the building's roots.

Meanwhile, new windows and finishing bring these homes up to par elsewhere. Five high-end appliances are included, and new vintage-style plumbing fixtures, 6-inch Victorian painted baseboards, and fashionably rich wall colours provide an attractive backdrop for a homeowner's furnishings.

Buyers are also finding the location attractive. Numerous shops and restaurants and the downtown business district are within walking distance and the 17 Ave. location promises easy commutes to all parts of the city.

Sable Developments is a four-year-old company which specializes in converting apartments to condominiums in the Mission and beltline area.

-Lindsay Holden

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