

Parkview Terrace

Affordable Inner-City Living

By Tanya Dion

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During the 1970's in Calgary, rents skyrocketed as demand for quality rental accommodation exceeded that of available rental units. Many developers concentrated their efforts on building condominiums to meet the needs of an active housing market. By the 1980's, a downturn in the economy resulted in many of the developments that were intended for ownership being converted to rental units. As Calgary recovered from the economic downturn of the 80's to emerge as a vibrant growing city with progressive economic stability, visionary developers offer remarkable value to condo buyers by re-converting existing rental structures to their original purpose. Parkview Terrace, by Sable Developments Inc., is an exciting new conversion project that offers an affordable alternative to renting. Value pricing is only a fraction of Sable's formula for success that also includes uncompromising quality, enviable style and premier locations.

More than a facelift

A nip and nick can go a long way to mask wear and tear but sooner or later, the wrinkles resurface. To ensure long-term investment appeal, it is the underlying structure of a building that must meet the highest industry standards. Parkview Terrace is in current stages of complete revitalization. Mechanical systems will be replaced, electrical upgraded and the exterior building and common area structures reinforced. The existing parking area will be re-paved, covered and security gates installed. Mature trees and shrubs are preserved where possible and incorporated into the all-new extensive garden landscape. New roofing, protective deck coverings, windows and patio doors ensure capital reserve funds have plenty of time to grow in value.

Exterior finishing suggests timeless elegance with extensive cultured stone tile accented by tiered colour wood trim and stucco details and black aluminum fencing and deck railing. Interior common areas are equally as appealing with slate flooring in the lobby, stone tile accents, quality sculptured carpeting in hallways and new suite doors with detailed headers and casings.

Lifestyle features

Created for the discerning condo-buyer, suites feature designer maple cabinets in kitchens and baths with ceramic tile flooring, full-height backsplash and soaker tub/shower surround. Open floor-plans draw attention to the quality finishing including hardwood floors in main living areas, quality Berber carpet in bedrooms and upscale casings, baseboards and mouldings throughout. Move-in is effortless with an appliance package featuring your choice of black or white fridge, stove, dishwasher and over-range microwave. A full-size stacking washer and dryer and designer coordinated window coverings are also included.

Large windows, including brand new sliding doors to your deck, optimize both your indoor and out door environments. Balconies in most remaining suites are exceptionally large and offer unique privacy. When residents of Parkview Terrace want a change of scenery without leaving the comforts of home, the rooftop terrace is a great place to gather for barbecues, fireworks celebrations or just to relax and soak up the sun.

Great Location

Ever popular inner-city locations are increasingly difficult to find and are often priced out of reach for many condo buyers. Parkview Terrace provides an investments-wise alternative to renting with all the urban amenities to your downtown office from Parkhill through beautifully manicured Cliff Bungalow and Mission districts. Being this close to downtown means you will have plenty of time to stop enroute at one of the coffee houses or juice bars along 4th Street. Hook up with friends and neighbours at trendy restaurants and clubs after work without sacrificing a quick workout, perhaps at neighbouring Lindsay Park Athletic Park and Fitness Club. If you want to entertain in style at home, access to grocery and convenience shopping is just as easy. When you feel like an escape from the buzz of the city, Stanley Park is only one block West. Access to Calgary's sophisticated bike pathway system is on the way and links you to acres of urban parkland. Whatever your pleasure, your new home at Parkview Terrace is a great place to start.

Quick Sales

Parkview Terrace is over 50% sold in the seven weeks since Sable released suites to the market place. Tim Sommer, Vice President of Corporate Development, expects the same quick sales at Parkview Terrace as the company experienced with previous development 920 Royal, another inner-city condo conversion by Sable Developments Inc.

"When people buy early, it's usually on vision," he says. "We've had several successful projects in

Calgary which gives condo buyers confidence in our developments. There are only two suites left at 920 Royal and we're seeing the same active interest in Parkview Terrace.'

Parkview Terrace features a range of show suites, giving condo buyers a finished view of what to expect from Sable Developments.

-Tanya Dion

 [back](#)

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