

## Conversion adds value at the Taymar

By Marty Hope

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From the outside, the place looks like what you might expect of a 20-year-old apartment building.

Its age is showing - but that will soon be changed, along with the 46 units inside this concrete Misson-area building. It was purchased by Sable Developments and it's undergoing a major overhaul.

"The conversion industry has evolved to the point where the projects being done can increase the value of the units - and the neighbourhood - because of the redesign done on both the exterior and interior," says company president Sam Boguslavsky from inside his latest show suite.

The Taymar is located at 317 19th Avenue S.W., just a couple of blocks from the trendy area of 4th Street with its coffee bars, restaurants and interesting shops.

The door of the show suite opens to a black ceramic tile foyer. The tile carries on through the kitchen, which is being shown with a stainless steel appliance package, including a stove, refrigerator, dishwasher and microwave.

Glass doors are set into some of the cognac-stained, flat-panel maple cabinetry and there is a pantry. The raised eating bar on the island is black granite, while the countertops are laminate.

The living room comes with nutmeg-stained oak flooring. Besides a corner gas fireplace - with polished black slate on its face and the floor-level hearth - it also has solid wood horizontal window coverings.

Hardwood flooring is also in the bedroom and the walk-in closet. The bathroom contains vinyl flooring and also holds the stacking washer and dryer.





"We've refurbished and sold enough in six years to know people's expectations," says Boguslavsky. "They want the best and are willing to pay for it."



On the outside of the project, the brick exterior will be replaced with cream and tan-coloured stucco with Stonetile accents.

An impressive covered entrance will bring residence into a dramatically designed lobby.

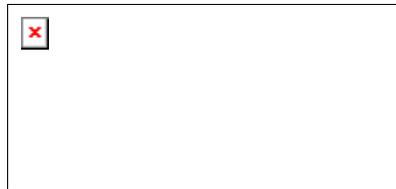
The existing underground parking area will be expanded and an elevator will be installed to run from the parkade through the full height of the building.

Of the 46 units in the building, 34 will be either one-bedroom-plus den or two-bedroom units.

The remaining 12 will be lofted units, but construction on this portion of the building will lag behind the rest of the conversion project. Boguslavsky says that while work on the lofts won't start until later this year, pre-sales have begun on the first two floors for occupancy in May or June.

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 [back](#)



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