

CONDO OF THE WEEK Find the spice of life
in the duplex development of Scarlet Rays in
Sage Hill. **See page J4.**



NEW CONDOS

AND RECREATION & INVESTMENT PROPERTIES

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Courtesy, Birchwood Properties

An artist's rendering of The Boulevard Townes of Quarry Park, which is being built by Birchwood Properties in the mixed-use neighbourhood.

A walk in the park ... and to work

Quarry Park developer moving
into unit within community

KATHY MCCORMICK
CALGARY HERALD

Sandy Menzies loves to walk and ride a bike — or his latest passion, a motorcycle.

He loves the vibrancy of shops, services, restaurants, pubs and entertainment venues that are close by. It means plenty of people and action all the time.

Menzies could be the poster boy for inner-city living.

"I like downtown," says the vice-president of land development for Remington Development Group.

He is currently dwelling in a condo near Talisman Centre and has lived in a multi-family home in the inner city for

years. "I wouldn't have considered living anywhere else," he says. Until now.

Remington is developing the large new mixed-use residential neighbourhood of Quarry Park.

Builders include Birchwood Properties, which has a townhouse project called The Boulevard Townes of Quarry Park.

Menzies will be moving into one of the units by the end of the year.

"This is not quite downtown living, but close to it," says Menzies.

"What's happening here affords me opportunities to do the things I like, including walking to work."

SEE PARK, PAGE J2

ROOM FOR GREEN

Quarry Park is the latest residential mixed-use development in southeast Calgary between Riverbend on the north and Douglas Glen on the south. It's east of Deerfoot Trail.

Developed by Remington Development Group, which has been in business since 1994, the community will have as many as 2,000 residential units — along with 2.6 million square feet of office and retail space — by completion.

Much of the office space is now built, including Remington's head office. Shops include Co-op, now open, and many restaurants and retail stores.

The community is on 126 hectares, 20.6 of which

form an environmental reserve adjacent to the Bow River. An additional 10 per cent of the land is reserved for parks.

Cardel Homes is the single-family home builder and Birchwood Properties has a townhouse project under construction.

Remington has been involved in more than 100 office, retail, warehouse, manufacturing and other commercial buildings.

The multi-faceted company is also involved in things like site assessment and evaluation, interior design and space planning, and property management.



Calgary Herald Archive
The retail and shopping area of Quarry Market in Quarry Park as seen in 2009.



Photos, Gavin Young, Calgary Herald
Sandy Menzies of Remington Development Group in his unit, which is under construction in the Boulevard Townes of Quarry Park.

FROM PAGE J1

PARK: Pathway system

Remington's head office is part of the extensive business park that's already being developed in the area.

The community will ultimately have 2.6 million square feet of office space,

"I'll be next to the pathway system

that joins to the Bow River and all the way to the bike paths I now use in the inner city," says Remington. "Co-op is already in and open, businesses are here and restaurants are opening."

Located east of Deerfoot Trail between Riverbend and Douglas Glen in

southeast Calgary, Quarry Park sits on 126 hectares of land — 20.6 of which form an environmental reserve next to the Bow River.

Another 10 per cent of the land is dedicated to parks within the development. The project is on the site of an old gravel pit that has been reclaimed.

"Ultimately, it will have 2,000 residential units," says Menzies.

Cardel Homes is currently the builder of the single-family units, while Birchwood has the first multi-family housing site.

Construction is currently underway for the first of the townhomes, which wrap around Quarry Park Boulevard.

Some units in The Boulevard Townes of Quarry Park back onto park space.

The upscale urban townhomes have a European architectural theme that carries through the neighbourhood, which contains traditional Old World, plaza-style shops and services.

Phase one of the townhomes consists of 38 two-storey executive homes that are 1,500 to 2,000 square feet. These start in the low \$400,000s plus GST.

Two show homes will open in December.

The second phase will consist of 22 three-storey townhomes with a developed third-storey loft and sized from 1,900 to 2,200 square feet. Prices are from the low \$500,000s plus GST.

Interior features includes nine-foot ceilings, hardwood floors and granite countertops. It also includes stainless-steel appliances, built-in desks and computer stations, and open-concept floor plans with contemporary kitchens and oversized islands.

"This is the first new home I've bought," says Menzies.

"It's exciting to be involved in the decision making. I love condos because I'm really not keen on showelling.

"It's quite attractive to be able to close the door and walk away and not worry. The yard isn't big, but it is my own space and I have a two-car garage, which is pretty attractive — and there are not many opportunities to be able to walk to work in the city."

“It's quite attractive to be able to close the door and walk away and not worry.”

SANDY MENZIES, REMINGTON DEVELOPMENT GROUP



Above, units for sale within the development. Below, the sales centre for the project.



THE BUYER

Sandy Menzies.

BACKGROUND: Menzies is vice-president of land development for Remington Development Group, the developer of the mixed-use residential neighbourhood of Quarry Park in the southeast. A tried-and-true inner city condo home-buyer, Menzies is giving up the downtown for the development that his company is now building — Quarry Park — with the multi-family developer Birchwood Properties. "I'm quite excited," says Menzies. "It's a great location. I like to walk to work and I'll be able to do that."

PROJECT: The Boulevard Townes of Quarry Park.
BUILDER: Birchwood Properties.
DEVELOPER: Remington Development Group.
POSSESSION DATE: December.

WHAT YOU NEED TO KNOW

PROJECT: The Boulevard Townes of Quarry Park.

BUILDER: Birchwood Properties.

DEVELOPER: Remington Development Group.

AREA: Quarry Park in the southeast.

PRICES: From the low \$400,000s plus GST.

DIRECTIONS: Take Deerfoot Trail south to

Glenmore Trail. Turn east, then right at 18th Street S.E. Follow through Riverbend to Quarry Park Boulevard and follow the signs to the sales centre.

HOURS: Open from 2 p.m. to 8 p.m. Mondays to Thursdays, and noon to 5 p.m. weekends and holidays.