

SABLE'S 916 MEMORIAL

offers ideal location in Kensington

// BY HEATHER RYAN



Finding existing buildings in prime neighbourhoods and restoring them to offer condo buyers incredible value with innovative design features, practical floor plans and a high standard of quality is the mission of Sable Developments Inc.

For the past 15 years, Sable has built its reputation for quality, inner-city redevelopment with over a dozen projects in neighbourhoods like Mount Royal, Mission, Beltline, Parkhill and Hillhurst, and the developer does it again with a new offering – 916 Memorial, in the highly sought after, vibrant community of Sunnyside in Kensington.

“916 Memorial is aptly named after its geographical location on

EACH SUITE WILL COME WITH ONE ASSIGNED PARKING STALL, AND A METAL CARPORT WILL BE ERECTED WITH LIGHTING AND ELECTRICAL PLUG-INS. THERE IS ALSO A BIKE STORAGE GARAGE OFF OF THE LOBBY.

Memorial Drive N.W. – across from the Peace Bridge,” says marketing manager Lara Grimm. “Sable secures prime, inner-city Calgary locations that offer a high degree of easily accessible lifestyle options and this is an ideal location where people can live, work and play.”

Grimm notes that Kensington offers a myriad of boutiques, restaurants, pubs and services, and Riley Park, McHugh Bluff, Princes Island and the pathways along the Bow River provide lots of green space for outdoor enthusiasts. “We’re also located a short walk to the Sunnyside LRT station and across from the Peace Bridge, so access to downtown by foot or bike is easy.”

916 Memorial is a five-storey concrete building with an elevator and it’s being renovated and modernized to include 37 units offering 10 different floor plans to meet the needs of various buyers. The building is comprised of one-bedroom and two-bedroom designs ranging from 498 to 773 sq. ft. and affordably priced, with many units under \$300,000.

“Our primary target is first-time homebuyers aged 25 to 35, so we wanted to offer a unique and affordable real estate opportunity that is not only aesthetically highly desirable, but also financially responsible,” Grimm says. “916 Memorial will appeal to young professionals looking to get into the real estate market but who don’t want to be house-poor because they want to have a budget for socializing, shopping and dining out with friends.”

Buyers will also appreciate the well-appointed interiors including stainless steel appliances, quartz countertops, glass-tile backsplash and soft-close, flat-panel cabinets in the kitchen and bathroom, laminate flooring in the main living area with tile in the entry and carpet in the bedrooms, in-suite laundry with full-sized front-loading washer and dryer, and soaker tubs in the bathroom. The suites also have patios finished with cedar accents, and buyers can choose from two paint colour schemes.

“The interior appointments were selected by interior designers to be stylish and contemporary,” Grimm says, but there are some minor optional upgrades available for owners to personalize their space.

The building also offers several Green features including new low-E windows, a recycling room, energy-efficient Energy Star-rated appliances and LED pot lights in the hallways.



Each suite will come with one assigned parking stall, and a metal carport will be erected with lighting and electrical plug-ins. There is also a bike storage garage off of the lobby.

Sable is also modernizing the exterior of this character building with cedar plank deck accents and painting of the existing brick in a neutral tone which will maintain the building’s charm and aesthetic within the existing neighbourhood.

At 916 Memorial, residents can take advantage of the numerous amenities within walking distance of the neighbourhood, and being situated across from the Peace Bridge and close to the LRT they’ll appreciate not needing a car to get to work, Grimm says.

For more information about 916 Memorial, visit the sales centre and showsuite at 916 Memorial Dr. N.W., open Thursday from noon to 7 p.m., and Friday and Saturday from noon to 5 p.m., or check out 916Memorial.com.