

# Green Line is like a green light for new condo buyers near stations

BY JOSH SKAPIN, CALGARY HERALD    JUNE 22, 2018

When it comes to factors that drive interest in the location of a residential development, proximity to transit is a common topic of conversation.



An artist's rendering of the Ramsay/Inglewood Station. CITY OF CALGARY

With the first leg of a major LRT extension on the horizon, the companies behind multi-family developments in communities such as Quarry Park and Inglewood are looking forward to the value it's expected to bring current and future residents.

The full scope of the proposed Green Line LRT reaches 46 kilometres from 160th Avenue N. to Seton in the southeast. Its opening stage will run from 16th Avenue N. to 126th Avenue S.E., and is expected to see construction begin in 2020 with an opening in 2026. Following confirmation from the federal government in May, all three levels of government are on board with equal funding.

One of the communities in which residents will have direct access to a Green Line station in the first stage is Quarry Park by Remington Development Corp. Its station will be near the community's existing commercial development, allowing those using it to run errands or grab a coffee at the existing Starbucks before boarding the train.

“I think it brings huge value,” says Angie Herback, who works in sales for Remington. “Being a mixed-use community, we’ve got head offices here, engineering companies who are going to be able to take transit to work if they don’t already live in Quarry Park.

“I think it’s going to give the community just one more big boost, where we have access to the rest of the city via transit,” she adds.

This includes residents in Remington’s multi-family developments, such as Champagne, the Gates, and Gatestone, an executive townhome development. The Gates is down to its final quick possession condos, all in a two-bedroom orientation, Gatestone, which launched last year, will offer its first possessions this autumn, and Champagne is down to its final sale.

“Some of the people who choose to live in Quarry Park actually work in Quarry Park, that’s one of the wonderful benefits of being mixed-use,” Herback says. “But we also have a lot of people who don’t work here who have chosen Quarry Park ... they consider this community central, and can commute downtown or wherever else they need to go.”

When Herback speaks about the addition of the Green Line, pointing out its location to potential purchasers on the model of the community in Remington’s presentation gallery, there’s always interest.

“Whether they take transit or not, I think everyone recognizes there’s a real benefit to having transit run through your community, even if it’s for future resale of your property,” Herback says.

Avli on Atlantic by Greenview Developments is a condo building in Inglewood that sits about 1,000 feet from the future station in the Green Line’s first phase.

“I think it’s great,” says Brian Kernick, president of Greenview Developments. “It connects Inglewood and Avli buyers to the rest of the city.”

“We have a lot of professionals (who have purchased at Avli) that work downtown, so this will be another great way for them to get to downtown,” he says, adding a young engineer who bought at the development immediately comes to mind. “It certainly sounds like it’s to be a great thing for the city.”

Avli, a seven-storey, 65-unit tower, is now about 75 per cent sold with a starting price in the mid-\$300,000s.

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