

Riley Park brings pool, cricket, picnic space to Ezra's doorstep



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Lesley Stuart enjoys a sunny afternoon at Riley Park. *DON MOLYNEAUX / -*

Lesley Stuart's new home strikes a sentimental chord.

When the 70-year-old grandmother of two bought her new condo at Ezra on Riley Park, it was easy to reflect on meaningful times with her son and his friends, as children, at the impressive nine-hectare green space.

“We’d go to the little pool that they’ve got there and bring a picnic, it was perfect,” says Stuart.

Ezra is by Birchwood Properties and comprised of two buildings, both under construction, that sit right on the park. Stretching up 12th Street N.W., Riley Park features a wading pool, picnic tables, cricket pitch, playground, and Senator Patrick Burns Memorial Rock Garden.

When Stuart takes possession of her new condo this summer, she and her sidekick, a miniature Schnauzer named Elly-May, will be familiar faces at the park.

“There are lots of trees, lots of places to walk, there’s cricket there on the weekends, it’s perfect,” Stuart says.

Beyond the outings at the park, when looking at the neighbourhood and its nearby conveniences, she was thoroughly impressed.

“The super market is really close, there’s a bank that’s really close, lots of restaurants — it’s in a perfect location,” Stuart says. “I like going out to eat, and running down to Safeway where you don’t have to get a whole load of groceries, you can get a few things and walk home easily ...”

“And there’s a fresh market next door at the community hall every weekend, so that’s good, too,” she adds.

Stuart’s path to Ezra is a familiar one. Living on her own, the 2,200-square-foot single-family home she has in inner-city Rosedale was no longer a sensible fit. As she puts it, it’s “too big” and “I’m getting tired of the yard work.”

Relocating to Ezra addresses both concerns.

“It’s a win-win situation,” says Stuart. She cuts out the necessity for yard maintenance, while still enjoying green space out her front door, with Riley Park.

And with the condo she picked, her living space dips to a more manageable 1,200 square feet. She selected a two-bedroom plan, making it

easier to host her grandchildren, when they visit.

One of the design features Stuart liked about her Ezra condo is that it gave her an ensuite, something she didn't have in her previous house.

Standards in the bathrooms at Ezra include polished quartz counters, Grohe Eurocube faucets and shower heads, full-height white ceramic tiled walls in bathtubs and showers. The showers feature a luxurious frameless 10-mm glass.

The condos are available in three colour palettes, and Stuart chose what the developer dubs the "warm" option with white cabinets and American walnut floors.

Stuart, a former interior designer, is also a fan of grey.

"I find grey is a colour that will match anything, no matter what, and it's very relaxing," she says. "If you want some zip, you add a bright colour."

She also liked the scale of Ezra, adding soaring skyscrapers aren't her style. "I like Ezra because it's a smaller building, it's only got eight storeys, and it's just so nicely designed," she says, adding it's an easier development for connecting with neighbours.

Ezra's east tower is expected to welcome first possessions in July or early August of this year and the west tower should follow in October.

While some developments look to cross a sales threshold before breaking ground on a new building, Birchwood Properties wanted both under construction early, says director of sales and marketing manager Adele Kerr.



Birchwood Properties is building Ezra on Riley Park, a project that includes two, eight-storey residential towers alongside one of Calgary's most historic urban parks. *CALGARY*

"We wanted to get both towers done as close together as we could so everyone could just move in and enjoy the tranquility of the park," Kerr says.

About 80 per cent of the condos in the east tower are now sold and the second building has sold about 25 per cent.

The current starting price on one-bedroom condos is \$300,000, and two-bedroom formats start from \$499,900.

Ezra also has a segment of one-bedroom condos with soaring ceilings — in some areas 10 feet and other areas 11 feet — on the ground level. These floor plans, which the builder has named flats, have private entrances, making them a hit with people who have pets and need easy access to the outdoors, says Kerr. They start from \$399,900.

Also on the ground level are two-storey luxury townhomes starting from \$804,900. In all cases, prices are before the GST.

Floor plans at Ezra range from 352-square-foot micro-suites to 1,681-square-foot townhomes. There are also penthouses from 2,884 square feet.

All units, with the exception of condos measuring less than 500 square feet, receive a minimum of one titled parking stall and a titled storage locker. Anything larger than 1,200 square feet comes with two titled stalls.

With the progress in construction, Ezra has opened its first show suite, a 641-square-foot flat. This provides gives the more in-depth look at Ezra many potential buyers are looking for.

“It makes it real,” says Kerr. “We’re able to tour people through the building, we just have to make appointments and do a safety orientation. They can walk through where the lobby will be, they can go right up and stand in their suite. It’s one thing to be on paper and another thing to be standing on the sixth floor and looking at Riley Park or getting the city views.”

WHAT YOU NEED TO KNOW

WHAT: Ezra on Riley Park.

DEVELOPER: Birchwood Properties.

AREA: Kensington, a neighbourhood in Calgary’s northwest inner-city.

PRICES: One-bedroom condos start from \$300,000, before tax.

HOURS: The presentation centre is at 1145 Kensington Cres. N.W. and open noon to 7 p.m. Monday through Thursday and noon to 5 p.m. on weekends.

INFORMATION: <http://www.ezraonrileypark.com>

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