

First home can see Ezra buyer through next stages of life



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Maddison Gee at the presentation centre for Ezra on Riley Park by Birchwood Properties. Photo by Don Molyneaux
DON MOLYNEAUX / CALGARY HERALD

When Maddison Gee set out to buy her first home, selecting the right location was at the top of her to-do list. The 23-year-old had her sights set on amenities and living close to both work and family.

In all cases, Gee's set. From her new home it's a quick walk to the vibrant Kensington shopping district and scenic Riley Park, which is only a few steps out the door.

Gee, a mineral land acquisition and disposition analyst, bought a two-bedroom condo by Birchwood Properties at Ezra on Riley Park.

"The Kensington and Riley Park area is a perfect location for me," says Gee.

Even prior to eyeing up neighbourhoods as possible places for her next

home, she was spending time in this part of Calgary.

Gee's a familiar face at the farmers' market in the Hillhurst Community Centre and she's regularly in Kensington for dinner and drinks with friends.

Riley Park holds a special place in her heart, as well.

"I grew up going to Riley Park as a kid," Gee says. "Bringing my brother and me, as kids, to Riley Park was a regular occurrence for my mom. I remember spending most of my time in the park, either at the wading pool or on the playground, likely being the younger sister that was constantly following everything that my brother did."

Riley Park is a historic nine-hectare green space featuring a wading pool, rock gardens, picnic tables, fountains and a cricket pitch.

Gee also liked the convenient 15-minute drive to her parents in the Hamptons, which is where she has lived her entire life.

The condos themselves gave Gee what she was looking for.

Ezra is a two-tower development, with a wide assortment of floor plan sizes and orientations to pick from. They include one-bedroom and two-bedroom apartments, one-bedroom and two-bedroom flats that boast 10-foot ceilings and separate entrances, city homes that are spacious units exclusive to the second level, penthouses and townhouses.

"I purchased the condo looking into my future," Gee says.

"I looked at it like, depending on what happens, I could raise a small family there. When I am looking at my current lifestyle and what would be suitable for a five- to 10-year plan, I was always looking at a two-bedroom condo."

Beyond the bedroom count, square footage was important. Gee says she found the "perfect size" with her 907-square-foot plan. She bought the AP10 model, which puts the two bedrooms on opposite ends of the condo, separated by a shared open-concept kitchen, great room and dining area.

The kitchen was one of Gee's considerations.

"I'm very intrigued by cooking," Gee says. "I'm fortunate that my parents raised me having me in the kitchen, so I could learn from them, making family dinners and such."

She bought in the east tower, where prices on remaining units start at \$319,900, before tax. Construction is underway and possessions should begin in June 2017.

Birchwood Properties also recently opened sales on the west tower, which starts at \$299,900, before tax. Buyers can expect to take possession in late 2017.

The new building carries over the most successful floor plans from the original, while adding a micro-suite, along with a smaller two-bedroom apartment and townhome to the mix.

Its micro-suite measures 352 square feet.

“It’s a great, functional little space,” says Birchwood’s sales and marketing manager Adele Kerr. “We’ve had a lot of interest in them.”

For a limited time, buyers of this plan will also receive free rent for a year at Birchwood’s rental development, Kaleidoscope, in Capitol Hill.

“We have had some attention from university students because it’s a way for them to save their money,” Kerr says.

The new townhome is a two-bedroom, 1,100-square foot model and the two-bedroom condo is 670 square feet and comes with a 400-square-foot balcony.

Spacious balconies are a common theme at Ezra, capitalizing on the views of the building’s prized location, says Kerr. For example, on the third floor, balconies on two-bedroom condos reach 521 to 970 square feet.

Ezra will be equipped with an impressive set of amenities, says Kerr. This includes Ezra Club, which is located in the east tower, and boasts a full kitchen, lounge, great room, scotch and wine storage lockers and a tasting room. There’s a fully furnished guest suite, as well. The west tower will include a fitness facility.



The front exterior of Ezra on Riley Park.
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To help provide potential buyers with a full-sized look at what they’ll be getting at Ezra, the developer is now displaying a full-sized kitchen and bathroom from its AP8 floor plan.

Kerr says the addition of something that “people can see and touch” is important and has helped bring a new wave of interest to the development.

Calgary Flyers

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