

ArriVa makes splashy debut

IN SHORT

PROJECT: arriVa. **DEVELOPER:** Torode Residential Ltd. **AREA:** Victoria Park, in southeast Calgary between Olympic Way and Third Street and 11th and 12th Avenues S.E. **PRICE:** The suites measure from 800 to 1,500 square feet and are priced from the low \$200,000 range to more than \$1 million. Most will be priced above \$200,000 but as many as 75 per cent will be below \$400,000. **LOCATION:** The sales centre is at the corner of Third Street and 11th Avenue. **HOURS:** The sales centre is open from noon to 6 p.m. Monday through Thursday and noon to 5 p.m. Fridays, weekends, and holidays. **WEBSITE:** www.arriVacondos.com.



The kitchen of the arriVa show suite has limestone countertops and shimmering stainless steel appliances. Photos, Marty Hope, Calgary Herald

MARTY HOPE
CALGARY HERALD

Construction of the first tower of arriVa isn't due to start until March but based on strength of sales, the timing for marketing the second one has been moved up.

ArriVa is a four-tower concrete, glass and steel complex of approximately 840 apartment condos being developed by Torode Residential Ltd. that will take up a full city block in the inner-city community of Victoria Park.

The first tower, with 34 floors, will be located at Olympic Way and 11th Avenue S.E., the northeast corner of the property. When completed, arriVa will have two 34-floor towers and a pair of 40-storey highrises.

Marketing for the first tower of about 180 units began a month ago — and the eye-catching show suite opened in the circa-1919 Victoria Park schoolhouse last weekend — but already there have been 70 reservations taken.

"We're encouraged by the response from the public, and hope to market the second tower in one year, instead of two years as originally projected," says John Torode, president of TRL Realty Advisors Ltd., who is the principal in Victoria Park Holdings Ltd. which owns the 1.6 hectares that will hold arriVa.

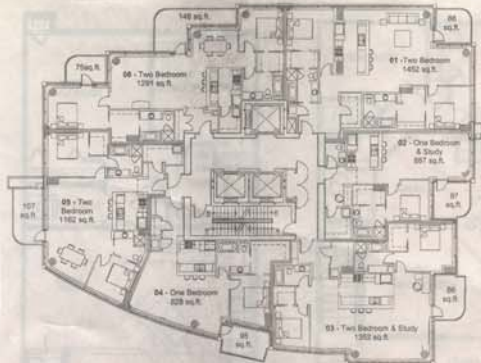
Rick Theriault, president of Torode Residential, is pleased with the number of sales that have occurred. But what has him more excited is the number of people who have reserved two condos with an idea to redesign them as one.

"We've had seven parties to date who have doubled their space to as much as 2,800 square feet by reserving side-by-side condos. We knew when designing this project that we would have to have bigger-than-usual suites, but we never anticipated the amount of doubling up," he said from the show suite.

Suites measure from 800 to 1,500 square feet, and there are typically six to a floor. But with the amount of doubling up that has occurred, the numbers have been reduced to two on some of the penthouse floors.

The show suite is a mockup of an actual 1,350-square-foot apartment and comes complete with a wraparound mural showing the views that will be available.

Occupancy of the first tower is scheduled for fall of 2000.



Layout of one floor in arriVa. Some buyers have bought and will combine side-by-side units into one. Courtesy Torode Residential

FROM K2 ARRIVA: Buyers combine two suites

The floors in the foyer and kitchen are limestone, as are the countertops in the kitchen. Walnut is used on the floors of the open-concept dining area and living room. Carpeting is on the floors of the two bedrooms with travertine tile used on the floors and walls of both the main bath and ensuite. Limestone is used on the vanity tops in both baths. Both bedrooms have walk-in closets. Kitchen appliances are stainless steel.

Finishings in the arriVa come in three levels. There are a couple of kitchen mockups to show potential purchasers what they can expect. Level one is shown with laminate countertops, maple cabinets and stainless steel appliances. Level two displays marble countertops, oak cabinetry and stainless steel appliances. The show suite shows the third level of finishes.

There will be heated and secured underground parking as well as 70,000 square feet of retail and commercial space and street-level townhouses to complete the total project.



The main bath and ensuite have elegant-looking travertine tile on the walls and floors, and limestone vanities. Marty Hope, Calgary Herald