



**PANORAMA HILLS**  
**25 Showhomes  
 New Lots Just Released**  
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**CONDO OF THE WEEK** The right space makes the right dish. Get a taste of Ginger Park by Streetside. See page J3.

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# NEW CONDOS

## AND RECREATION & INVESTMENT PROPERTIES

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SATURDAY, SEPTEMBER 11, 2010



Colleen De Neve, Calgary Herald

Garth Mann of the Statesman Group of Companies with a model of The Groves of Varsity, a five-building development that will contain sustainable features.

## Hometown hotel makes way for 'glamorous' future

The Groves of Varsity and Manor Village on site of Inn on Crowchild

**MARTY HOPE**  
 CALGARY HERALD

Plenty of stories were told and retold at the Inn on Crowchild in the past four decades.

Back in 1973, it was called Crowchild Inn. It was a popular spot — a place where business deals were being done and undone, relationships started and ended, and friends got together for a cold one. But now, the hometown hotel on Crowchild Trail at 54rd Street N.W. is waiting for the wrecking ball.

After the venerable hotel has been levelled, work will begin on an impressive community of apartment condos by the Statesman Group of Companies.

It will provide housing for both seniors and young professional people

in five mid-rise buildings, along with a four-storey professional building.

Demolition of the Inn on Crowchild will begin in October, after which Statesman will undertake a four-year construction schedule to bring the development to fruition.

The Groves of Varsity will be the market condominium element of the project, with 110 one- and two-bedroom units in the first 12-storey building. Subsequent phases will include a second 12-storey tower, along with an eight-floor building.

Across the central courtyard — and also part of the initial phase of housing — will be the 144-unit Manor Village at the Groves of Varsity.

SEE TOWERS, PAGE J4

CONDO LISTINGS J2 ■ CONDO OF THE WEEK J3

**ONLINE:**

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**REC PROPERTIES:**

When a Calgary couple feel like a little desert time, they don't book a flight to Arizona. Instead, they hop into their car with their dog, Kino, for an easy drive to the Spirit Ridge Vineyard Resort and Spa in Osoyoos, B.C. See page J11.

**NEXT WEEK:**

You can make a silk purse out of a sow's ear — the trick is to do it affordably. We take a look at Station Pointe Greens, first co-op project in Canada to receive federal "green" funding. Read about it next Saturday.

**LEAN AND GREEN**

The Groves of Varsity and Manor Village will have several energy-saving and environmental protection elements, including:

- The latest technology in high-efficiency condensing hot water boilers powered by hybrid cogeneration.
- A geothermal system which extracts hot and cold from the ground and injects it into a community heating system.
- Environmentally-friendly concrete and low VOC

(volatile organic compounds) paints, finishes, lacquers and adhesives.

- Rainwater retention and storage for landscaping purposes.
- Use of LED and fluorescent Energy Star-rated lighting.
- Energy-efficient appliances and low-flush toilets.
- Technology that controls the use of power in suites, even though no one is at home. Visit [www.grovesofvarsity.com](http://www.grovesofvarsity.com) or [www.themanorvillage.com](http://www.themanorvillage.com)



FROM PAGE J1  
**TOWERS:**  
**Parkade**

It's the latest in a chain of Manor developments undertaken by Statesman in the city.

The four-floor professional building will have a walk-in clinic and drugstore on the ground floor, and two floors of medical and other services. The top floor will have live/work condo.

"We've worked closely with the community on the design of the development and traffic issues," says Garth Mann, president and founder of Statesman. "People in the community are looking forward to what we have to offer them."

But before construction of the residential portions begins, heavy equipment will begin gouging out dirt for a two-hectare, one-level underground parkade that will service all residents.

"We'll spend about six months to finish the parkade," says Mann. "Then we'll have about an 18-month construction cycle to finish the first phase — and we should have all construction complete four years from the spring of 2011."

Suites in the Groves of Varsity will include one-bedroom with den, two bedrooms, and two bedrooms with den.

They will measure from 700 to slightly more than 1,600 square feet. Prices will run from \$300,000 to \$600,000.

Units in the Manor Village will have one or two bedrooms, with prices starting about \$300,000.

"This is going to be a glam-



Groves of Varsity will include market condominiums, seniors' housing and a professional building. Courtesy, Statesman Group of Companies

orous community and should be well-received," says Mann. "We have already had a high acceptance by Varsity area residents."

But there will be more to the development than just good looks.

Manor Village residents have a choice of three types of lifestyle programs — from independent living to respite care for those who might need extra assistance.

They can also take advantage of flexible meal programs, housekeeping services, wellness programs, an in-house physician and limousine service.

For those living in the Groves portion of the development, there will be a rooftop health club — and they can even take advantage of meal programs being offered at the Manor Vil-



Garth Mann of Statesman outside the Inn on Crowchild. Colleen De Neve, Calgary Herald

lage. "We've tried to think of everything we can to make life easier for all of our residents," says Mann.

**WHAT YOU NEED TO KNOW**

**PROJECT:** The Groves of Varsity, and the Manor Village at The Groves of Varsity.

**DEVELOPER:** Statesman Group of Companies.

**AREA:** 5353 Crowchild Trail N.W. in Varsity Estates.

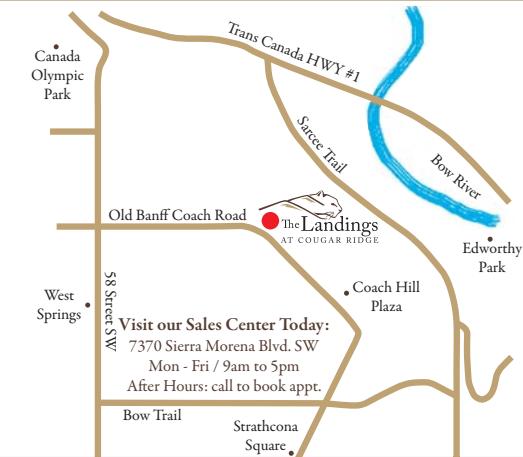
**PRICES:** Groves of Varsity prices range from \$300,000 to the \$600,000; Manor Village prices start at \$300,000.

**DIRECTIONS:** From Crowchild Trail, take the 53rd Street exit west. Turn left at the three-way stop.

**HOURS:** The on-site sales centre is open from 10 a.m. to 7 p.m. Tuesdays and Thursdays, and from noon to 5 p.m. Fridays, weekends and holidays. It is closed Mondays.

For appointments, call 403-399-5570. **INFORMATION:** To learn more about the development, visit [www.themanorvillage.com](http://www.themanorvillage.com), [www.grovesofvarsity.com](http://www.grovesofvarsity.com), or [www.statesman.ca](http://www.statesman.ca)

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