



Guest suites are a “sought-after” service for buyers, says an official with Qualex-Landmark, which will offer the amenity at its Park Point tower in the Beltline district. *QUALEX-LANDMARK*

# GUEST SUITES OFFER WIN-WIN CONVENIENCE

Visitors, owners benefit with space of their own

JOSH SKAPIN

Fold up the futon, and deflate the air mattress.  
For people who live in an apartment-style condo and host friends or family from out of town, there's an opportunity to balance connecting with guests while maintaining privacy.  
Guest suites are a handy on-site amenity turning up in some multi-family developments across

the city. This includes the Q Condominiums in Sage Hill Quarter, a new condo project in northwest Calgary by Morrison Homes Multi-Family, set to open in early June. It's a two-building development surrounded by about 240,000 square feet of commercial space.  
The guest suite concept is appealing to a range of demographics, says Robert Toth, marketing lead for Morrison Multi-Family.  
“For people looking to down-

size ... if they want an extra suite for privacy for their (adult) kids who visit, the convenience of having something right there in the condo building is really helpful,” he says, adding “it's also a great option” for first-time buyers — who, for example, may choose a one-bedroom condo — and have friends or parents visit from out of town.  
“They can stay within the same project and not have to get a hotel room and stay far away. It's very

convenient for different audiences to satisfy that occasional need for guests who might come and stay with them.”  
One of the two buildings will contain two guest suites, ranging from 267 to 296 square feet. Most guest suites in condo developments are rented through the condo board, and more affordable than a typical hotel room, and have a bedroom, full bathroom, closet and kitchenette.  
Hopewell Residential also went the guest suite route with its Sandgate at Mahogany development in southeast Calgary. It has two such spaces in its first condo building, which has completed construction, and is ready for residents to use.  
“We wanted to offer the convenience of guest suites to Sandgate because residents should have the amenities that are important to them,” says Alina Wegener, area sales manager for Sandgate. “Not everyone has a spare bedroom, and some residents like to have time to themselves when they have guests stay over.”  
“Guest suites make it easy for everyone to have a space of their own to enjoy. It's so handy when you have family or friends come in from out of town, and they want to be close-by for their visit.”  
“Our residents have told us that they love the convenience, and they often have guests visit longer than a couple of days because everyone has their own space,” she adds.  
“They say things like, ‘I can enjoy having my family over more often knowing neither one of us will feel like we are stepping on each other's toes’ and, ‘It's so much more affordable — and so much nicer — than a hotel room.’”  
Mahogany is a southeast Calgary community featuring the city's largest freshwater lake and generous stretches of pathways and green space. At another development in the community — Westman Village by Jayman Built, which contains four distinct resi-

dential segments — 10 guest suites are part of the plan.  
The multi-faceted Westman Village, which is a community within the greater community of Mahogany, has a condo development dubbed Calligraphy, estate condominiums called Reflection, seniors living and retirement living at Journey Club, and leases at a development called Lyric.  
The guest suites will be within the Lyric component, facing a courtyard.  
People who stay in these suites will have direct access to underground visitor parking and have the ability to join Westman Village residents at the Village Centre, a 40,000-square-foot hub stocked with an assortment of amenities.  
For example, “those who are right-sizing, who are used to big homes, and now have a two-bedroom plus a den (floor plan) — they want their families to be able to visit and having these guest suites allows them to stay connected with their family and connect with their community,” says Nicky Ziemann, sales manager at Westman Village.  
“They're able to use the amenity space together, dine together, they're able to stay together — which is most important to us.”  
Qualex-Landmark has made guest suites part of its past five Calgary skyscrapers, and there's another headed for its next one, Park Point in the amenity-rich Beltline District.  
“It affects the buying decision, as purchasers don't need to worry about a second bedroom or guest room for visitors ... relying instead upon the guest suite,” says Jordan Beach, vice-president of sales and service, calling the feature “sought-after” by potential buyers. Qualex-Landmark's are typically 350 to 425 square feet. “It keeps their visitors closer than a hotel, is less expensive, and often nicer as they are completed to the same level and specifications as our homes,” he adds. “Guests also have access to visitor parking, and the building's amenities.”



The Q Condominiums in Sage Hill Quarter will have two guest suites. *MORRISON HOMES MULTI-FAMILY*

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