

# Niklas Group

creates **new sense of vibrancy** with uptown condo

**A CONTEMPORARY "CASTLE" THAT PROVIDES** an uptown feel with sleek designs and stunning downtown and mountain views is proving to be a hit with discerning condo buyers.

Casel on Seventeenth is appropriately named, as buyers will feel they getting the royal treatment in this unique mixed-use, nine-storey tower perched on a hill in the community of Killarney.

A distinctive project by the inner-city specialists Niklas Group, Casel is situated at the corner of 17th Avenue and 24th Street S.W. presenting a dynamic mix of main floor retail, second floor office space and seven floors of elegant, high-end residential living in 56 suites.

"We're creating an overall concept for the main floor retail that blends together an organic farmers' market, café, bakery, bistro and specialty wine shop," says Joel Goralski, president of Niklas Group. "With the farmers' market (at Currie Barracks) closing we invited some of the top producers here to create an upscale boutique style market that will be a very important feature for our residents" and put daily conveniences right at their doorstep.

"Our plans are to create a new sense of vibrancy in the community and start a trend that will lead to a new set of shops with an uptown feel," he says. "This is a really good area to get into right now and the community is going through a revitalization.

"When the building is complete it really is

going to showcase itself," Goralski says.

Its location is a key attraction with buyers who want to be close to the downtown to take advantage of inner-city amenities, but far enough away from the hectic pace that they can enjoy coming home to a well-established, peaceful community. Plus, being located on a hill that overlooks the Bow River Valley, many suites offer spectacular views of the city skyscrapers or the mountains.

Casel is also in an enviable location being close to Crowchild Trail and within walking distance to the future western LRT extension. It's also close to shopping at nearby Westbrooke and residents can head down trendy 17th for an array of shops, restaurants and nightlife.

With Casel already 56% sold it's fair to say buyers are delighted with the wide selection of styles and size to meet their various needs with prices starting at \$279,900 plus GST. And with inventory depleting, Goralski says, now's the time to buy.

Buyers still have a good selection of floor plans to choose from with sizes ranging from 676 to 1,243 sq. ft. in one-bedroom and two-bedroom, two-bathroom layouts and most suites feature "flex" space, perfect for a home office.

Designed with urban flair, the suites feature exotic walnut hardwood floors in the kitchen, entrance and flex room, walk-in glass showers, European style kitchens with



Corian countertops, contemporary designed cabinetry, glass and porcelain tiles, and a full appliance package that includes a fully integrated fridge, sleek hood fan, gas cook top range, wall oven, dishwasher, microwave, washer and dryer.

Nine-foot ceilings and gorgeous floor-to-ceiling windows in the main living area and bedrooms add a dramatic sense of space and ensure an abundance of natural light throughout. Balconies are also a generous size allowing residents to extend their entertaining area to the outdoors and there are three levels of underground parking.

"The exterior presents a contemporary look, but you'll find varying degrees of modern styling inside with warm tones," Goralski says. "And buyers have three different designer colour palettes to choose from."

For more information about Casel, visit the sales centre at 1503 15th Ave. S.W. Please refer to the blue information box shown below for our sales centre hours, call 403.770.4700 or visit [www.niklasgroup.com](http://www.niklasgroup.com).

## Casel on Seventeenth

**NOVEMBER HOURS**  
MON TO TUES by appointment only  
WED TO THURS 4pm-7pm  
SAT AND SUN Noon - 4pm

**DECEMBER HOURS**  
MON TO FRI by appointment only  
SAT AND SUN Noon - 4pm

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