First two developments in University District begin taking reservations

An artist's rendering of the exterior for Brookfield Residential development headed for University District.
People interested in buying a home at University District can now set aside an apartment or townhome in its opening phase.

Saturday at 11 a.m., reservations will be available at Ivy by Brookfield Residential and Noble by Truman Homes. The two multi-family sites are the first residential developments at University District, a planned mixed-use community for land surrounded by the University of Calgary’s main campus, Alberta Children’s Hospital, Foothills Medical Centre and McMahon Stadium.

Reservations are available at Circle the Wagons, from 11 a.m. to 8 p.m. at University District South Park. Circle the Wagons is an annual event by Bassbus, YYCFoodTrucks and Village Brewery featuring food, vendors, circus performers and live music.

“The interest has been really compelling,” says Maureen Henderson, director of marketing and communications for West Campus Development Trust, the community’s developer.

“Based on the location and the fact that there are so many established amenities ... and the opportunity to be linked to so much, it’s absolutely something that people are going to desire.”

Along with residential development, University District is slated for shopping opportunities, including a grocery store, restaurants, recreation facilities, and additional employment with office space for professional services.

The 200 acre (81 hectare) community will have 7 million square feet of residential development and 1.5 million square feet of office space. At build-out, University District is planned to include more than 6,000 homes, all in the form of multi-family development.

The site is endowment land, which means parcels cannot be sold outright. Instead, the land is offered through a 99-year pre-paid lease. At the end of the term, West Campus Development Trust will either negotiate an extension to the lease or buy the building back.
Henderson says more than 1,900 people have registered through the community’s website to receive updates on University District. The builders have a separate list of registrants for their respective developments, as well.

Truman and Brookfield were announced as the builders for the first phase in June. Both companies have extensive experience in both new communities and the inner-city.

Brookfield’s development is comprised of 131 three-storey row townhomes ranging in size from 1,343 to 1,857 square feet. They start from $500,000.

There are four floor plans, all available with two bedrooms, with the two largest plans available in a three bedroom format, as well. The three largest plans have a double car garage and the other has a single garage.
Ryan Moon, Brookfield’s director of business development, says the company is delivering a “townhome product with high-quality architecture and high-quality finishes.

“It’s very exciting,” he adds. “We fill a really creative band that offers choice at a low cost of home ownership.”

Truman’s development includes 36 executive brownstone townhouses and about 100 apartment-style condos across two four-storey buildings.

“They are so highly appointed,” says Truman vice-president Oliver Trutina.

Truman’s apartments start from the $240,000s and the townhomes start from the $590,000s.

The executive brownstone townhouses come with two underground parking stalls, three bedrooms and double master bedroom options, and
private rooftop patios for each unit.

In the apartment building, there are one-and two-bedroom apartment-style condos, along with an option called SkyTowns. These are a pared-down, two-bedroom version of the executive townhome and located on the third and fourth floors.

The apartment buildings share common garden areas on the ground level and fourth floor.

The builder took a meticulous approach to making sure every opportunity brought the buyer something special, Trutina says.

“You don’t have to pick the fourth floor on the corner looking west to have something (great). Every unit was combed through.”