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As Seen in  
Condo Living  
Magazine

condo  
LIVING

# Community-minded

## Smaller-scale boutique condo projects feature big advantages for buyers

IF YOU'VE BEEN WATCHING the Calgary condo market, you have seen changes in the size of suites, interior design and building amenity features, as well as how projects are marketed and sold. Though much attention has been directed on the high-rises, a lot of the growth has actually been occurring in smaller developments throughout the downtown and inner city. As land and construction prices rose, many new developments responded by reducing the size of the suites and by building taller and larger structures, which increased the number of units per project. By increasing the number of units in the building, the per-unit cost of components such as land, project architecture, marketing and amenities

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can be reduced, keeping home prices low and suites relatively affordable. Increasing the height of the buildings has also created suites with stunning downtown, mountain, and city views that tower above the downtown streetscape. But smaller boutique style developments can offer a very intimate setting for you to call home also.

Smaller-scale developments allow consumers to live in a tight-knit community where everyone can know his or her neighbours, and to build a small community within the city. While boutique projects may lack the depth of amenities and range of views of high-rises, these developments do have many attractive benefits. Fewer residents will mean every homeowner will have a strong voice on the condominium board, allowing the community to make decisions in all owners' best interests

Fewer suites also means fewer people are using the common spaces and amenities, giving everyone more access. It also means shorter lines for the

elevator, quicker access in and out of the parkade, and better chances for private use of amenity features.

A small boutique development can also create a better sense of community, and help you feel comfortable and safe. Knowing your neighbours can have more than just social benefits—it also means having someone trustworthy to receive



packages, let you in to the building if you forgot keys, or come to the rescue when in need of a cup of sugar.

Boutique-style developments can also have more flexibility in designs and styles, perhaps better matching your lifestyle. The smaller scale of the project means that they can specifically target unique markets, offering everything from ultra modern to very traditional designs and styles. Many projects offer unique interior design features, high-end kitchen appliances, and customization options not found at larger projects. These small niche developments also have some of the best locations in the downtown, along quiet residential roadways away from noisy traffic and congestion, and along parks and pathways where height and density restrictions limit the size and scope of the project.

The new condo market is much more than just downtown high-rises. When you're shopping for a new place to call home, be sure to check out some of the smaller boutique projects under development in downtown communities, you might be surprised at the range of options available in the market. **CL**