



Matrix - Overview

Matrix is a new five storey, 67-unit condominium building in Calgary's historic Mission neighbourhood.

The project at full buildout will be a \$25-million development. **Matrix** is the latest multi-family condominium project in the area from Mission 19 Ltd., headed up by Harold Sicherman who has a 20 year track record of development in Mission. This is a community with limited new development, making **Matrix** a rare opportunity for condominium buyers.

Matrix is located just off the juncture of 4th Street and 17th Avenue Southwest -- two of Calgary's most popular main streets. The address at 320 - 19 Avenue Southwest is prime for mixing lifestyle and convenience, boasting a [walk score of 96](#) and a bike score of 100. Residents in Mission can walk to an average of 18 coffee shops, bars and restaurants in just five minutes.

Back in 1884, Mission started out as a French Canadian Catholic mission. It later became the Village of Rouleauville, which was then annexed by Calgary in 1907. This heritage is still visible as you walk through the neighbourhood, although it is now a bustling, trendy, urban community. [City of Calgary indicates that 42 percent](#) of Mission's population is between 25 to 34 years of age.

The [Cliff Bungalow-Mission Community Association](#) is very involved in the neighbourhood's development, and Mission 19 Ltd. has been pleased to work with them. **Matrix** offers a level of luxury in its standard features not normally seen in this price range. Twelve of the units are listed under the \$299,990 mark, making them particularly attractive for buyers who desire inner city living. The top floor is designed to have a penthouse feel, with those units topping out at \$471,350.

Condominium living is on the rise across Canada, and certainly true in Calgary. Twenty-two percent of Calgarians have chosen condominiums versus single-family homes, second only to Vancouver.

Homes

Local firm, Gravity Architecture, is experienced with multi-family projects and creating designs for established neighbourhoods. They chose brick and masonry to create a balance of old and new for a look that fits the Mission area.

Matrix offers five floor plans, with one-bedroom, one-bedroom plus den, and two-bedroom units ranging from 612 to 868 square feet (56.9 to 80.6 square metres). Each home has been designed with thought to providing intelligent space, highlighted by nine foot ceilings.

Matrix aims to provide the best value in Calgary's inner city, by providing a level of luxury with standard features. The bathrooms feature Valley fixtures, spacious storage and porcelain wall tile. Kitchens supply a gas cooktop and full-size stainless steel appliance package. Owners will also have heated and secure underground parking, storage, as well as separate bicycle parking and even a dog wash in the parkade.

About the Team

Mission 19 Ltd.

At the heart of Mission19 Ltd. is Harold Sicherman, who has 20 years of experience in the Mission area. With his commitment to quality and respect for the neighbourhood, Harold has contributed to Mission's evolution as one of Calgary's most popular communities. His previous project in Mission, District, is a successfully sold out building just around the corner.

Gravity Architecture

Gravity Architecture is a local firm specializing in residential architecture with a particular focus on mixed-use and multi-family projects. They have extensive experience with contextual development, blending new designs into established neighbourhoods like Mission.

Buss Marketing

Calvin Buss, President of Buss Marketing, has been involved in the Calgary real estate industry for the past 35 years. His expertise in helping clients succeed includes land acquisition, building design, marketing creativity and sales direction. He is joined by Marketing Manager Zee Zebian with more than 15 years of real estate marketing experience.

Registration

The **Matrix** show suite and sales centre is located at 117 - 17 Avenue SE. You may also register online for updates at www.matrixliving.ca or email: info@matrixliving.ca.

Matrix - Show Suite & Sales Centre

117 - 17 Avenue SE, Calgary, Alberta

Open Mon - Thurs 12pm to 6pm/ Sat - Sun 12pm to 5pm

Matrix - Development Location

320 - 19 Avenue SW, Calgary, Alberta

www.matrixliving.ca

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