



Mantra
Backgrounder
<https://mantramardaloop.ca/>

Mantra is a four-storey, 33-unit condominium building in Calgary's Marda Loop neighbourhood, set to complete in December 2019.

Located at the corner of 21st Street SW and 35th Avenue SW, Mantra will be within the heart of the Marda Loop district but located off the beaten track, offering residents a quiet refuge in the bustling borough.

One-, two- and three-bedroom units range from 482 square feet to 1,392 square feet, with a variety of amenities.

Location

Marda Loop is a business revitalization zone centred on 33rd and 34th Avenues SW between Crowchild Trail and 19th Street SW. Its name comes from the Marda Theatre, a popular gathering point for locals, along with the Marda streetcar loop – the turnaround point for the Marda streetcar, dating back more than 100 years. The Marda Loop Business Improvement Association currently represents 130 merchants.

Boasting a Walk Score® of 89, residents of Mantra are within a short distance of trendy retail outlets, coffee shops and restaurants. Food buffs will revel in the variety of bakeries, wine stores and farm-to-fork food to go. For the active-minded, there are fitness and yoga studios, tennis courts, ice-skating rinks and golf courses. Services include hair salons, optometrists and animal clinics.

Individuals and families of all ages will make great use of the local shops and services, but there are also libraries and educational institutions in the area that will be of interest. History buffs will enjoy the military museum and guided walking tours, and culture buffs will be drawn to the film festival and Mardi Gas street festival.

In addition to the Business Improvement Association, the Marda Loop Communities Association is an active, supportive community volunteer group. Founded in 1957 to serve residents of South Calgary, it currently offers recreational and educational programs, as well as speaking with the city on behalf of residents on topics of community development, transportation, parks and green space.

The Communities Association has a Planning and Development Committee that is involved in issues that deal with expansion, especially in the area of housing and density. It helps community members stay informed, as well as relates to the City of Calgary the needs of members of the neighbourhood.

Design

Mantra's design combines a contemporary urban feel with details that allow it to fit with the surrounding buildings of the old neighbourhood. Immitation cedar grain finish and white stucco are a contrast to one another, as well as to other buildings' traditional brick décor. But the lowrise scale of the building gives it a very accessible feel. The "eyebrow" roof line over the top floor balconies serves to create a unified feel to the exterior.

Every unit will have access to a balcony or patio, while penthouse residents will be able to use a rooftop deck. And as an added bonus for main-floor suites, each unit comes with a dog house with heated floor to be used in the patio area.

Upscale finishings, custom-designed, soft-close cabinetry, energy efficient, stainless steel appliances and balcony hookups for gas barbecues are just some of the design elements that speak to urban professionals wanting a superior lifestyle in the heart of a vibrant neighbourhood.

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At the same time, Mantra offer excellent options for those who might be coming from a detached home who are downsizing but don't want a townhouse. Having a three-bedroom unit on one floor means no stairs to climb for those wanting to age in place.

For those comfortable with the shared economy and wanting to live with a smaller footprint, an eco-friendly Smart Car will be available for strata members to share. And for those who can't be too far from a charging station, every suite will have USB stations in the kitchen and master bedroom.

Project team

Castera Properties & Groupe Denux

The developer on the project is Castera Properties & Groupe Denux, based in British Columbia. It is a second-generation family real estate company with more than 40 years of experience developing and managing multi-family properties in Canada and France.

Sho-Arc

Sho-Arc Bureau of Architecture designed the building. Founded in 2008 by Michael Shorcrylas, Sho-arc is a registered architecture and interior design firm.

Buss Marketing

Buss Marketing has been involved in Calgary real estate for 35 years. Owner Calvin Buss has developed a reputation of helping his clients success through his knowledge of land acquisition, building design, marketing creativity and sales direction. He is joined by marketing manager Zee Zebian who has more than 15 years of real estate marketing experience.

Mantra Show Suite and Sales Centre:

Corner of 21st St and 35th Ave SW
Sales Centre: 587-355-1476
Monday to Thursday: 1pm - 6pm
Weekends: Noon - 5pm

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