

# Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com  
403-978-9117



## Listing Showcase



2720 41 St SW, Calgary

C4279865

\$509,000

Situated in the desirable community of Glendale, this meticulously cared for home is an opportunity you won't want to miss! The spacious bungalow has been updated from a traditional 3 bedrooms to a den and an over sized master with patio doors to the backyard. The main living areas feature hardwood, large windows and generous spaces with bay windows and cantilevers strategically placed. The kitchen is central to the home and is showcased by a garden box window - an indoor greenhouse! An extended front entry and covered porch are highlighted by the aggregate walkways. There is more living space on the lower level with a rec room, 2 bedrooms, full bath and an abundance of storage! The true oasis of this property is the grounds! A gardener's passion is evident, from the immensely productive vegetable gardens to the perennial beds chosen to maximize their bloom and overall appeal. Add in mature trees, a single detached garage, sprawling multi-level deck and the package is complete! An exceptional property!

## 2020 Q1 Update

### About Megan

With over 20 years of sales experience, as well as having personally bought, sold, built and renovated numerous properties, Megan has successfully turned her passion for real estate into a vibrant career. To have the opportunity to help others sell their current property or realize their dreams of a new home brings Megan great satisfaction. Her attention to detail and vast knowledge of both rural and urban real estate will be a great asset to helping you reach your real estate goals.



- ◆ Residential
- ◆ Condominium
- ◆ Acreages
- ◆ Raw Land
- ◆ Recreational

Serving all areas  
within the Calgary  
Real Estate Board!

### February CREB Statistics Summary

This month saw a double-digit gain in sales, but last February was one of the slowest levels of activity since the late '90s.

With the extra day this February, monthly sales totaled 1,197 units. A combination of these two factors resulted in a 23 per cent improvement over last year, but sales remain well below longer-term trends and consistent with the lower levels reported over the past five years.

"However, this should not diminish the fact that conditions are still improving," said CREB® chief economist Ann-Marie Lurie. "Calgary is continuing to see slow reductions in the amount of oversupply in the market, from modest changes in demand and reductions in supply. This needs to occur before we can see more stability in prices."

The overall unadjusted benchmark price was \$416,900 in February. This is similar to last month, but nearly one per cent below last year's levels. Overall, prices remain nearly 11 per cent below the monthly high recorded in 2014.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

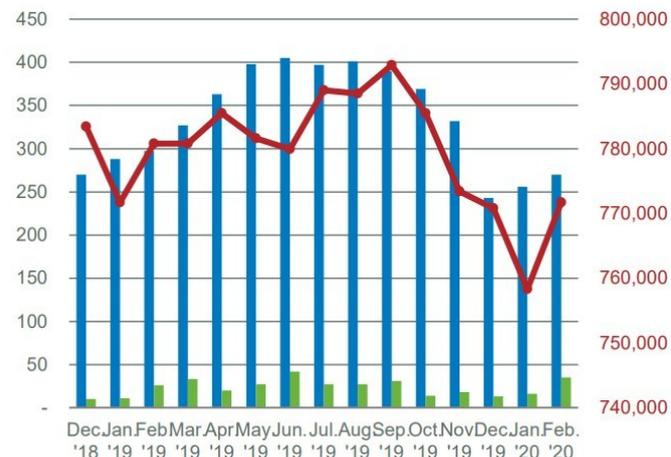
# Market Data – Feb 2020

## CALGARY CMA INVENTORY AND SALES



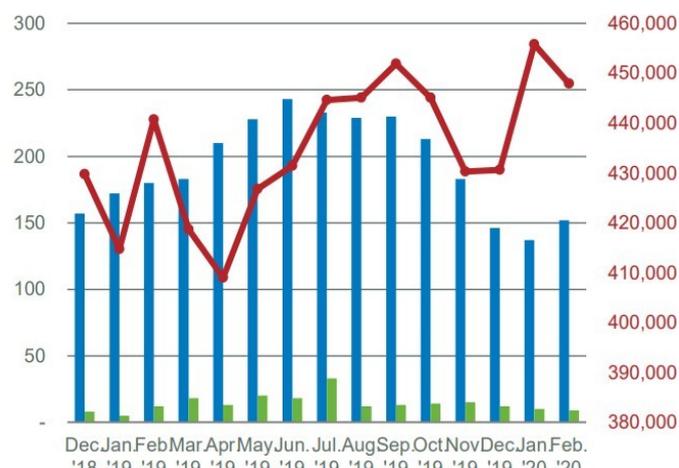
Source: CREB®

## RURAL ROCKY VIEW INVENTORY AND SALES



Source: CREB®

## RURAL FOOTHILLS INVENTORY AND SALES



Source: CREB®

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# SMART Ideas

While most of us don't live in a SMART home, there are some things we can do to provide remote control of our homes:

- Wifi capable:*
- Doorbells
  - Thermostats
  - Light switches
  - Power outlets
  - Leak detectors



**A simple smartphone can give you oversight on your most valuable asset:**

**Your home!**

## Indoor gardening

Our Alberta paradise offers a lot of things, but a long growing season isn't one of them! Try out some of these ideas for indoor growing!



*Growing Tower*

*Wall Garden*

*Window Sill*

## Wood Fireplace Tips

Everyone loves a roaring fire, so here are some tips to keep your fireplace operating well!



- Only burn dry split wood or clean paper... no glossy paper, paint or treated wood.
- The best glass cleaner is damp newspaper dipped into the ash!
- Clean the fireplace once the ash bed is 1" deep.

*Have a chimney sweep service annually!*