

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase



NW9-33-5W5 Sundre

A1082207

\$3,500,000

DEVELOPER ALERT! FULL QUARTER INSIDE THE TOWN OF SUNDRE is looking for a Builder or Investor to develop. This is a beautiful quarter with a mix of trees and pasture, rolling hills and amazing views! Situated on some of the highest elevations within Town boundaries and with frontage on Hwy 22, this location can't be beat! Looking for a larger project? The adjacent NE quarter is available for joint venture as well! Sundre is a thriving town with a strong tourism industry, great amenities and unlimited growth potential!
Don't miss this amazing opportunity!

2021 Q3 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
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational

Serving all areas
within the Calgary
Real Estate Board!

August CREB Statistics Summary

Citywide sales in August reached 2,151 units, 37 per cent higher than last year and 25 per cent higher than long-term trends. Sales have slowed from the record-setting pace seen earlier this year, but on a year-to-date basis, the eight-month total of 19,516 sales is higher than annual sales figures recorded over the past six years. "Sales have far exceeded expectations throughout most of the pandemic, driven mostly by demand for detached homes. At the same time, supply could not keep pace and conditions shifted to favour the seller, something that has not happened in over six years," said CREB® Chief Economist Ann-Marie Lurie. "With more buyers than sellers, prices rose, providing opportunity for many of the move-up buyers in the market. Over the past several months we have seen some adjustments in supply relative to sales, helping move us toward more balanced conditions." The months of supply in August was nearly three months. This is an improvement relative to earlier in the year, but conditions generally remain far tighter than typical August levels. As of August, the total residential benchmark price was \$459,600, slightly lower than last month, but over nine per cent higher than levels recorded last year. The price gains have ranged by product type, with the highest gains occurring in the detached sector of the market.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

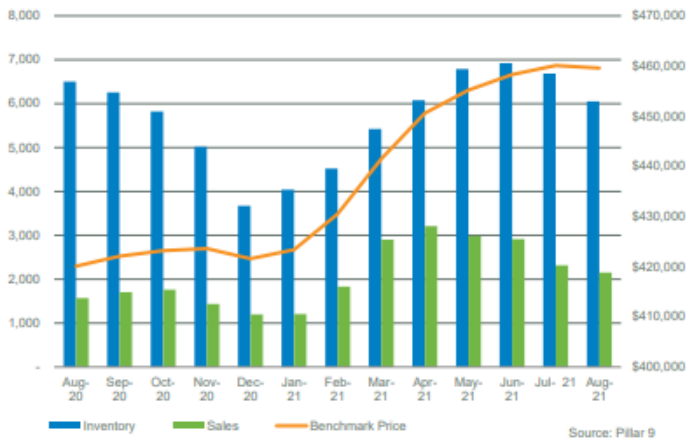
FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – August 2021

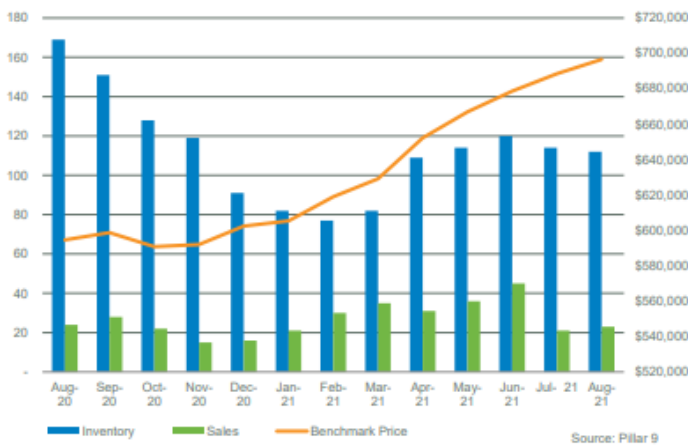
Calgary

INVENTORY, SALES, AND PRICE



Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



For detailed statistics in your area:
https://www.creb.com/Housing_Statistics/

Energy Economics

*Winter is coming...
 ...and with it our utility usage goes UP!*

Here are some energy saving ideas:

- ★ Dark sky/dark home – Have you ever walked through your house at night? Look & listen – What's running that could be turned off?
 - ✔ Entertainment systems can be a constant draw on power. Consider putting a timer on to cut power to them at off hours.
 - ✔ Ever heard your laptop fan running when it's not in use? Best way to cool it down → POWER OFF!
 - ✔ Time to upgrade exterior lighting? Swap those wall sconces and pathway lights to SOLAR.
 - ✔ Extra fridge? Freezer? Consider giving them away to someone who can fill them!
- ★ Down the drain – Any leaking faucets? Dripping shower heads? For urban homes these can drip right onto your water bill.
 - ✔ Wait for a full dishwasher or washer before running a load.
 - ✔ Set a timer for those teen-aged shower hogs!
- ★ Hot stuff
 - ✔ Try to use smaller appliances rather than cranking up the oven, or if you do, cook several things at once!
 - ✔ Swap furnace filters and service if needed. A clean furnace will be more efficient! If your furnace is over 20yrs old, consider a new high efficiency model.
 - ✔ Turn down the temperature on the H2O tank. Even 1 degree can save 5%+ in energy usage!

DRAW!!!

EMAIL ME TO ENTER!

This quarter's draw will be for a gift card to the coffee house of your choice!



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