

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase



2208, 1888 Signature Park SW, Calgary, AB

A1037398

\$265,000

Situated in a picturesque location with fantastic amenities, this 2 bedroom, 2 bathroom condo has so much to offer! Enjoy the sprawling courtyard with views of Downtown or relax overlooking lush gardens and evergreens on your private balcony (With gas hookup!). Only steps to LRT, Sunterra Market and a short walk to Westside Rec Centre and Ambrose University make this apartment convenient at every turn! A spacious foyer opens up to a large kitchen with plenty of counter space. An open dining/living room area adjoins the kitchen and features a gas fireplace as it's centerpiece. Large windows and 9' ceilings make this home feel warm and inviting - Those little things that make all the difference! The master has a HUGE walk-in closet and full 4pce ensuite as well. The main bath features a corner shower and is right across the hall from the second bedroom. Add to all this two titled underground parking stalls, car wash and titled secure storage unit and you can't go wrong!

2020 Q4 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!

November CREB Statistics Summary

For the sixth month in a row, sales in the Calgary market recorded a year-over-year gain. Sales growth over the past several months has been the strongest seen in the past five years, but the activity has not been strong enough to offset the pullbacks from the spring. Year-to-date sales remain over three per cent lower than last year's levels.

New listings continue to slow, reducing inventory in the market. On a year-to-date basis, new listings have eased by nearly ten per cent and are at the lowest level recorded since 2001. This has reduced the oversupply that has been impacting the market for nearly five years. "The gains in sales in the latter part of this year have been a bit surprising considering the job losses and unemployment rate in our city," said CREB® chief economist AnnMarie Lurie. "However, it is important to note that the shift to more balanced conditions has been mostly driven by the reduction of supply." Tighter conditions in the housing market have contributed to some of the recent gains in benchmark prices. As of November, the benchmark price was \$423,600. This is nearly two per cent higher than last year's levels. However, conditions vary depending on price range. There is not a lot of supply for affordable homes in each product type because of high demand. This is likely causing differing price trends in the lower end of the market versus the higher end.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – Nov 2020

Calgary



Foothills County



Rockyview County



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

A Merry Covid Christmas?

Christmas looks different for all of us this year, but that is a great opportunity to make new memories!

★ Book a virtual visit with Santa!
 Don't miss out on this important childhood memory.



<https://santasclub.com/>



★ Tour some Christmas light displays!
 - Spruce Meadows
 - Lion's Festival
 - Zoo Lights

<https://www.familyfuncanada.com/calgary/christmas-light-displays-in-calgary/>

★ Watch new Christmas movies!
 Did you know there are **82 NEW Christmas movies in 2020!** Check out Netflix, Hallmark or MyLifetime for a list of titles!



DRAW!!!

EMAIL ME TO ENTER!

Each quarter I will be drawing a name towards *fun* prizes!

Don't miss out!

Megan Stuart
 Greater Calgary Real Estate
 403-978-9117
 Megan@CalgaryHomeLocators.com

