

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase

3, 415 13 Ave NE Calgary, AB

A1223396

\$315,000

Situated on a tree-lined street WALKING/BIKING DISTANCE TO DOWNTOWN, this fantastic townhome captures affordability and convenience all in one.

Within a few blocks are all the amenities of Edmonton Trail, as well as schools, parks and the RENFREW AQUATIC & REC CENTRE. A short bike ride will connect to the CITY BIKE PATHS on the river or along Deerfoot! This self-managed 4 plex is extremely well run with a HEALTHY RESERVE and a strong sense of homeowner pride. LOW CONDO FEES, low maintenance building and a new roof in 2015. This unit has a great floorplan - FRONT AND BACK entrances, sunken living room with a WOOD BURNING FIREPLACE, both a PATIO AND A BALCONY, as well as space to expand or have storage in the FULL BASEMENT! Homes like this don't come on very often, so don't miss this amazing opportunity!



2022 Q2 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!

For the second month in a row, sales activity trended down after all-time record high sales in March. While activity in the market slowed down in May with 3,071 sales, levels are still slightly higher than last year's record high and are far stronger than typical levels of activity recorded in May.

"It's not a surprise to see sales ease from the exceptionally strong levels seen earlier in the year. Many buyers were eager to get into the market ahead of the rate gains that we are now seeing," said CREB® Chief Economist Ann-Marie Lurie. "While higher lending rates are weighing on sales activity, the market is still struggling with supply levels and rising prices which could also be contributing to slower sales, especially in the detached market. Nonetheless, if this shift continues, we could begin to see more balanced conditions in the market over the next several months, slowing the pace of price growth in the market."

Slower sales were met with a decline in new listings, but a strong pullback in sales was enough to cause inventories to trend up relative to levels seen over the past few months. While inventory remains well below historical norms, the monthly gains did take off some of the pressure in the market. However, with just under two months of supply, the market continues to favour the seller.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

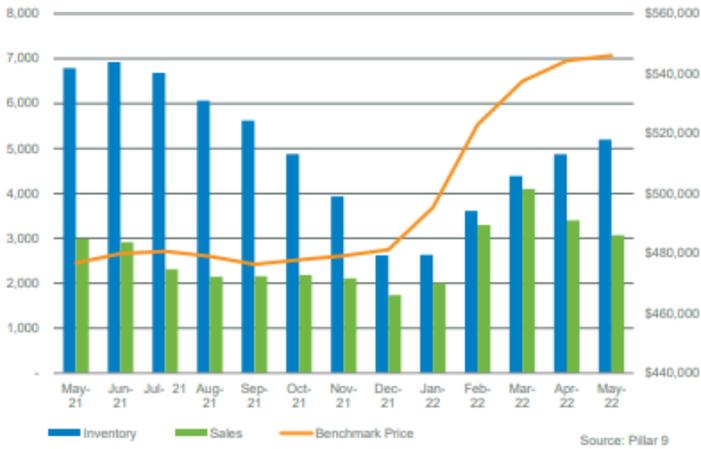
Megan@CalgaryHomeLocators.com

YEEHAW!!!

Market Data – May 2022

Calgary

INVENTORY, SALES, AND PRICE



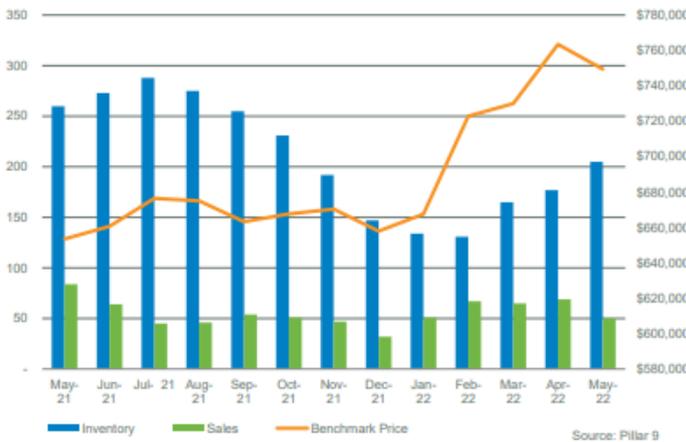
Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



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

Stampede is back! How about some tips to take it all in!

- ★ Parade – This kicks it all off!
 - ✓ Elbow your way to the curb (Get there early!)
 - ✓ Book bleacher seats through Rotary Clubs
 - ✓ Watch on TV or livestream
 - ★ Rodeo
 - ✓ Nothing compares to the bulls & broncs, so book those tickets!
 - ✓ If the big show is too spendy (Or you have 4 kids like I do), try small town rodeos – There's rodeos every weekend leading up to the Stampede!
- http://rodeocanada.com/rodeo_schedule.htm

- ★ Pancake breakfasts!
 - ✓ It wouldn't be Stampede without flapjacks & bacon!
 - ✓ StampedeBreakfast.ca
 - ✓ FreeStampedePancakes.com
- ★ Stampede grounds
 - ✓ The midway is always fun, have you seen the list of crazy food this year?
 - ✓ Tongue pizza (Sorry, not for me!)
 - ✓ New flavours of mini-donuts (I don't know...This messes with an institution!)
 - ✓ Cotton candy noodles? Interesting...
 - ✓ Kraft Dinner soft serve (That's just wrong!)

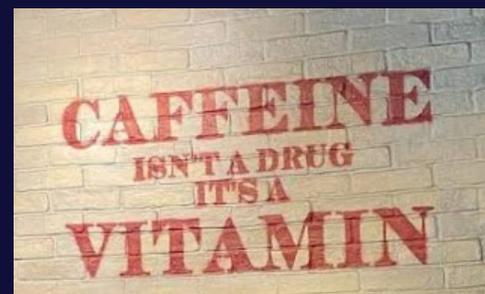
At the end of the 10 days, be tired, have some dirt on those boots, hat head, a full belly and memories to cherish!

DRAW!!!

Congratulations to Cheryl who won last quarter's draw!

Draw this quarter – Real estate has me living off coffee...Care to join?

Email me to enter to win a \$50 coffee card!



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