

# Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com

403-978-9117



## Listing Showcase



#100, 240027 179 Ave W, Foothills, AB

C4223562

\$875,000

Beautifully & thoughtfully finished, this walk-out bungalow has an open concept & views to the mountains! A chef's kitchen w/ Viking appliances, bamboo floors & custom cast stone gas fireplace plus AC! With 4 bedrooms, 3 baths, heated porcelain tile floors (lower), full wet bar & pool table PLUS an expansive patio w/ hot tub & pergola. The crowning jewels of this property: The oversized Harley Davidson orange garage is fully heated & the perfect man-cave PLUS the John Deere green & yellow shop features space for all the tools & toys!

## 2019 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!

Megan@CalgaryHomeLocators.com

### February CREB Statistics Summary

The effects of Calgary's economic climate continue to create weak sales activity and elevated inventory in the city's housing market. As a result, prices are being affected. "It is not a surprise that slowing activity in the housing market has persisted into February," said CREB® chief economist Ann-Marie Lurie. "There has been no substantial change in the economic climate and concerns regarding potential layoffs in the energy sector are weighing on confidence." As of February, citywide benchmark prices were \$414,400. This is nearly five per cent below last January, slightly lower than last month's figures and over 10 per cent below highs recorded in 2014. While the market remains oversupplied, slower sales and price declines do appear to be influencing sellers. New listings this month eased by eight per cent compared to last year for a total of 2,211 units. However, the 976 sales this month were not enough to substantially impact inventories levels, which remain elevated at 5,885 units.

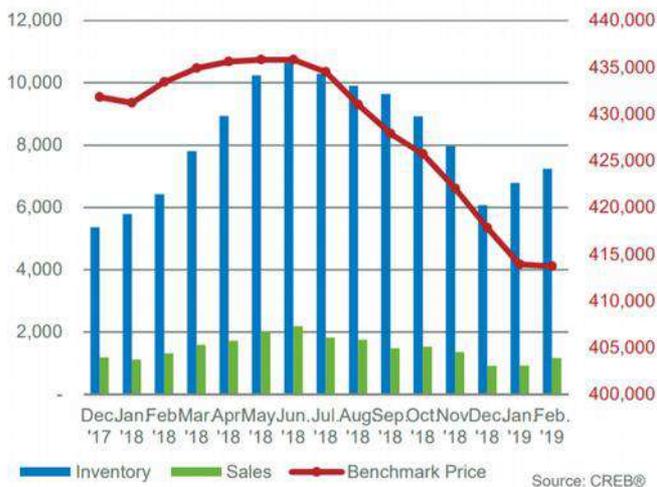
Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

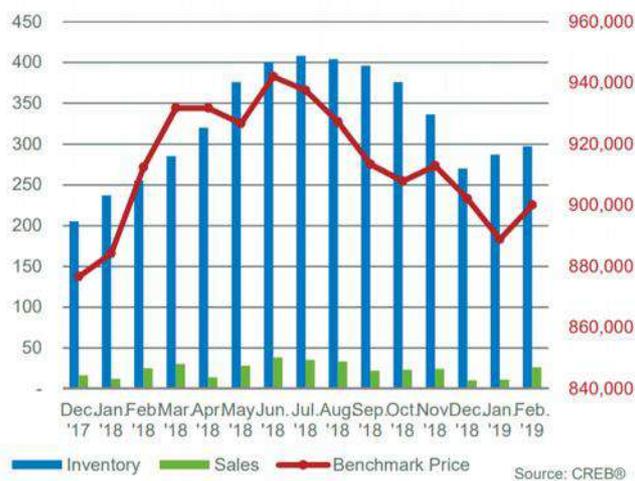
FREE MARKET EVALUATIONS!

# Market Data

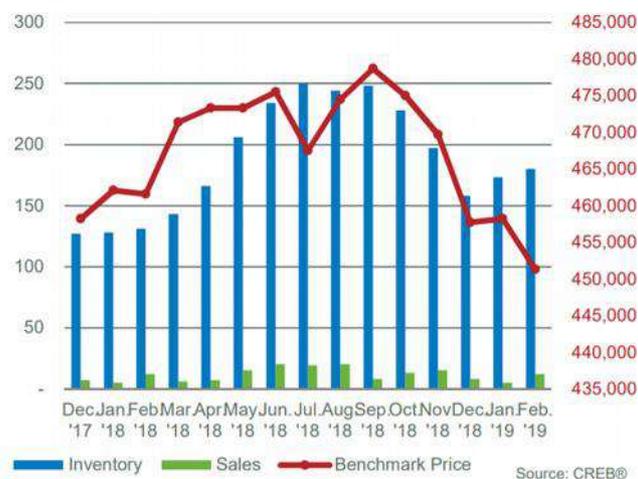
## CALGARY CMA INVENTORY AND SALES



## RURAL ROCKY VIEW INVENTORY AND SALES



## RURAL FOOTHILLS INVENTORY AND SALES



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

## Real Property Reports

When selling a property, owners provide a Real Property Report (RPR) so buyers know exactly what they're buying. It shows:

- The boundaries
- The buildings
- Measurements



Find a surveyor: [www.alsa.ab.ca](http://www.alsa.ab.ca)

Search "RPR" on [www.RECA.ca](http://www.RECA.ca) for more information. **Save \$\$ by updating your RPR using the same surveyor as did the original!**

## Garden Planning

Planting a garden is not only extremely satisfying but a thing of beauty too! Calgary's climate can be challenging, but there are lots of resources to help you succeed!

Search for "YardSmart" on [www.Calgary.ca](http://www.Calgary.ca)

Calgary Horticultural Society: [www.CalHort.org](http://www.CalHort.org)



## Garage Sales – How To

### Plan Ahead

- Group like items together
- Using small stickers put a price on everything
- Make sure nothing is outdated from a safety perspective ([www.healthcanada.gc.ca/cps](http://www.healthcanada.gc.ca/cps))

### Advertise

- Social media or online sites like Kijiji
- Make sure you have **good signage!**

### On the Day

- Have **lots of change** available
- Have more than one person running the sale
- Put high end items out front to attract buyers