

# Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com  
403-978-9117



## Listing Showcase



60 Millpark Way SW, Calgary, AB

C4242691

\$569,900

A rare opportunity! Situated on a manicured corner lot across from park access, this timeless bungalow is a one-of-a-kind! Over 3300sqft w/ 4 beds, 3 baths, fully developed basement and dbl attached garage is just the beginning. Crown moldings, custom millwork, widened hallways and spacious rooms create a comfortable flow w/a central kitchen sided by formal living & dining rooms, nook & family room. Lower level w/ full wet bar, pool table & piano (both incl). Gardens edged w/ poured cement & planted w/ perennials, vinyl fencing, new composite deck, newer roof, furnace, H2O tank, A/C, central vac and plumbing!  
An exceptional property!

## 2019 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
- ◆ Condominium
- ◆ Acreages
- ◆ Raw Land
- ◆ Recreational

Serving all areas  
Within the Calgary  
Real Estate Board!

Megan@CalgaryHomeLocators.com

### May CREB Statistics Summary

Sales growth in May was met with a decline in new listings. This combination eased the pressure on inventory levels, which finished the month at 7,467 units, a decline of 12% compared to last year. Improving sales relative to inventory levels caused the months of supply to ease to just under four months. While still oversupplied, this is an improvement from the five months of supply recorded last May. Citywide sales in May totaled 1,921 units, 11% higher than last year's levels. However, sales remain 10% below longer-term trends. This sales growth was primarily driven by homes prices under \$500,000. "While sales activity remains low based on historical activity for May, the easing prices have brought some people back to market, while also preventing some others from listing their homes," said CREB® chief economist Ann-Marie Lurie. "This has started to push the market towards more balanced conditions. If this trend continues, it could limit some of the downward pressure on prices." Citywide benchmark prices totaled \$423,100 in May. Prices have shown some signs of improvement month-over-month, but remain 4% lower than 2018 levels.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

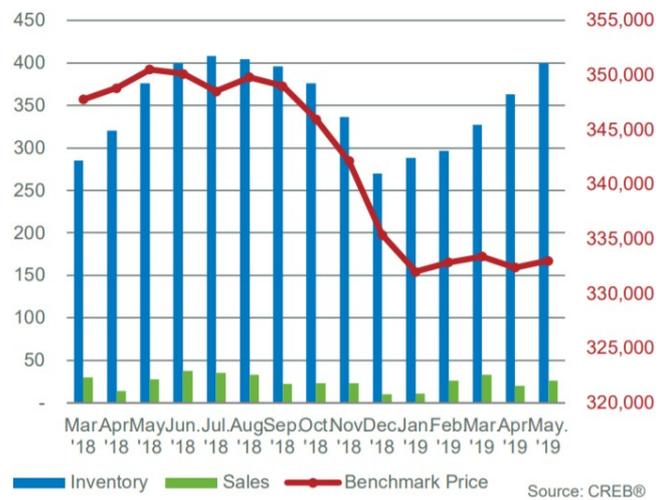
FREE MARKET EVALUATIONS!

# Market Data – May 2019

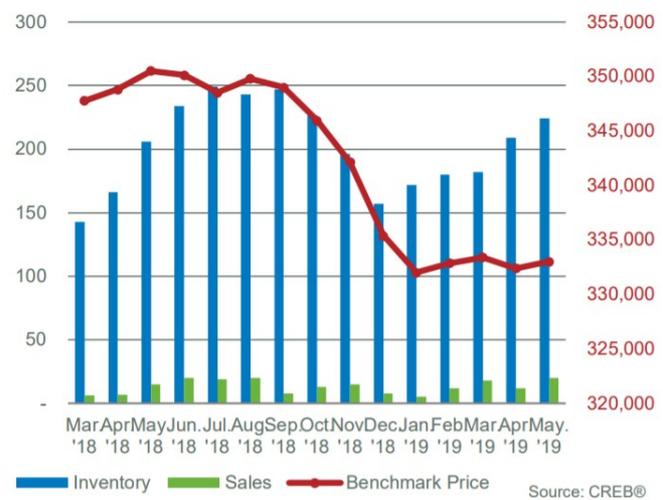
## CALGARY CMA INVENTORY AND SALES



## RURAL ROCKY VIEW INVENTORY AND SALES



## RURAL FOOTHILLS INVENTORY AND SALES



# Land Titles

**Did you know** that any member of the public can search Land Titles?

The Alberta Land Titles Spacial Information System can be found at:

<https://alta.registries.gov.ab.ca/>



Searches can be done by address, map, LINC # or legal descriptions and most documents can be pulled for a \$10 fee. Survey plans are available here as well!

## Farmer's Market Tips

A quick online search will give an extensive list of markets in the Calgary area – Here are a few tips to make your outing a success!



- ★ Go early (for selection)  
Go late (for deals)
- ★ Take bags/a wagon to carry your purchases
- ★ Take small change & bills
- ★ For the best deals...  
**BUY BULK**

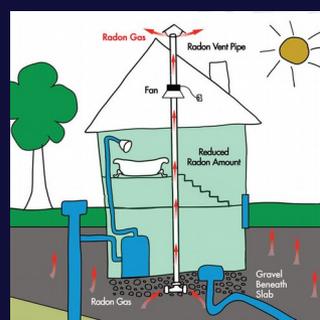
## Radon – What's the story???

What is RADON? *Radon is a radioactive gas that causes cancer. Radon is found in rock, soil, water, some building materials, and natural gas.*

How do I test for it? [www.c-nrpp.ca](http://www.c-nrpp.ca) Has info & a list of certified professionals in Canada

What happens if my home has high radon levels?

- A professional will help you:*
- Seal the foundation
  - Ventilate under the home
  - Ventilate the interior



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