

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase



21 Heritage Lake Blvd, Heritage Pointe

A1027827

\$848,000

The best of all worlds! This FULLY UPDATED, EXECUTIVE 2-storey sits on a CORNER LOT across from the LAKE & 1 block from the SPORT COURT, PLAYGROUND & BEACH HOUSE! It's a rare offering for a home to be this AFFORDABLE in such a prime location w/ a high level of upgrades! The open living room features 2-storey vaulted ceilings, gleaming hardwood, gas fireplace & remote control window shutters! Chef's kitchen w/ built-in wine bar, upgraded SS appliances (Incl gas range w/ dbl oven) & expansive island. A formal dining room w/ art alcove, open foyer, mudroom/laundry & HER office complete this level. The upper level has a generous master w/ WIC & ensuite showcasing a Thermasol custom STEAM SHOWER. Two addl beds w/ JACK & JILL bath, all along a catwalk overlooking the main! The lower level features HIS office, 4th bedroom, full bath (steam shower), THEATRE, GAMES ROOM & WET BAR. Add A/C, extensive decks w/ MOUNTAIN SCENES built in, stamped concrete edging & oversized, heated garage to complete this package.

2020 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
- ◆ Condominium
- ◆ Acreages
- ◆ Raw Land
- ◆ Recreational

Serving all areas
within the Calgary
Real Estate Board!

August CREB Statistics Summary

Total residential sales in August were relatively stable compared to last year with year-over-year gains in the detached and row sectors. These gains offset declines in the apartment and semi-detached products. With 1,573 sales in August, this is consistent with levels over the past five years. Year-to-date sales activity remains nearly 13 per cent below last year.

The impact of COVID-19 on the economy is not over. "There have been more than 100,000 jobs lost since last year and Calgary's unemployment rate sits at 15 per cent. This is well above the national average of 11 per cent," said CREB® chief economist Ann-Marie Lurie.

New listings are easing and is helping to chip away at existing inventory compared to the higher levels recorded last year. However, the pace of year-over-year decline has eased as inventory levels have trended up relative to levels recorded a few months ago. The months of supply has also risen compared to the past few months and now sits at four months. This gain has slowed some of the monthly gains on prices. The residential benchmark price in August was \$420,800 and is nearly one per cent lower than last years' levels.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – August 2020

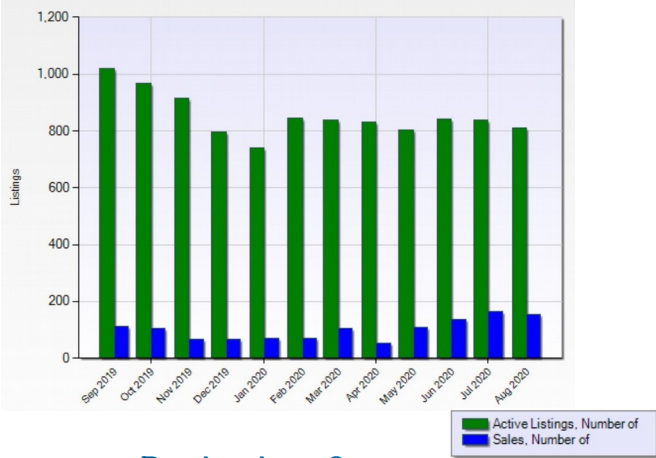
CITY OF CALGARY TOTAL INVENTORY AND SALES



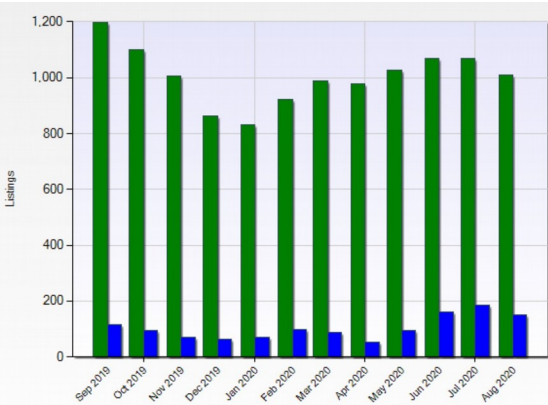
Rural stats are changing...Stay tuned!

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

Foothills County



Rockyview County



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Home Safety

Did you know?
The Government of Canada maintains a site with advice around home safety?

- Chemical storage
- Smoke/CO detectors
- Water temperature
- Child safety



<https://www.canada.ca/en/health-canada/services/home-safety.html>

Upgrading Sports Equipment

Spring & Fall are key times to consider new sports equipment for a new season. Here are some ideas:



- ➔ Shop second hand sports stores
- ➔ Buy ahead – Rental shops sell off inventory at end of season
- ➔ Watch for “SWAP” sales in your area!
- ➔ Consider renting an item to *try before you buy* if it's new
- ➔ Sell/trade/consign/donate old equipment
- ➔ Start shopping early!

Window Washing Tips!

There's no ONE perfect solution to streak free windows, but here are some tips the pros agree on:



- ➔ Use a vinegar or dish soap solution
- ➔ Start with a wet cleaning cloth or squeegee cover
- ➔ Apply solution side to side
- ➔ Dry with a micro fibre cloth or squeegee (Side to side or “fan”)
- ➔ Use a final clean, dry cloth to “buff” top, edges & sill.