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VARSITY ESTATES*

REAL ESTATE MARKET REPORT | APRIL 2018

Visit www.VarsitySold.com for current market activity.

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SOLD IN 2 DAYS OVER LIST PRICE!

Dalhousie, NW
Listed at $509,900

SOLD IN ONLY 25 DAYS!

Scenic Acres, NW
Listed at $399,900

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Listed in Varsity for $155,900

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Your Varsity Estates Neighbours & Real Estate Specialists

Prepared Especially for
Suzanne and Steven Fuller

VARSITY ESTATES*
REAL ESTATE MARKET REPORT

Detached = Single-Family Dwelling | Attached = Property That Shares a Wall (Ex: Townhomes, Bungalow Villas)

Detached Homes Recently Active in Varsity Estates

Status	Property Type	Style	Bedrooms	Bathrooms	Estimated Square Feet	List Price	List Date
Active	Detached	2-Storey	3	2.1	2,056	$625,000	09/29/17
Active	Detached	2-Storey	6	3.1	1,822	$649,900	03/07/18
Active	Detached	Bi-Level	3	2.1	1,373	$785,000	10/25/17
Active	Detached	2-Storey	4	2.1	2,335	$899,900	03/15/18
Active	Detached	Bungalow	7	3.0	1,680	$999,500	02/09/18
Active	Detached	2-Storey	5	2.1	2,662	$1,048,000	02/23/18
Active	Detached	2-Storey	4	2.1	2,531	$1,198,000	01/24/18
Active	Detached	2-Storey Split	4	2.1	1,859	$1,199,888	03/10/18
Active	Detached	Bungalow	4	5.0	3,789	$1,650,000	03/18/18
Active	Detached	2-Storey	4	5.1	3,770	$2,399,900	03/15/18

Apartments/Attached Homes Recently Active in Varsity Estates

Property Type	Number of Homes	Style	Bedrooms Range	Bathrooms Range	Estimated Square Feet Range	List Price Range
Apartments	10	Single-Level Unit	1 - 2	1.0 - 2.1	717 - 1,577	$365,000 - $845,000
Attached Homes	0	N/A	N/A	N/A	N/A	N/A

Varsity Estates Recently Sold

Status	Property Type	Style	Bedrooms	Bathrooms	Estimated Square Feet	List Date	Sold Price	Sold Date
Sold	Detached	2-Storey	4	3.1	2,702	02/09/18	$1,250,000	02/11/18
Sold	Detached	2-Storey	5	3.1	2,464	01/22/18	$1,167,000	02/10/18
Sold	Apartment	Single-Level Unit	2	2.0	1,238	12/15/17	$585,000	01/22/18
Sold	Detached	2-Storey Split	5	3.1	3,017	01/12/18	$1,250,000	01/18/18

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Our intention in creating and sending out this personalized monthly market report is that you will find the information interesting and it will help provide context and an understanding of the real estate market conditions in your community. We also wish to provide you with a solid contact in the real estate industry to call upon for when, and if, you are considering selling your property or you simply have real estate related questions. We endeavour to reach those who look forward to and enjoy receiving this monthly culmination of information.

This brochure can also be accessed in its entirety on our website: www.varsitysold.com, click on Varsity Estates section, click on Market Update.

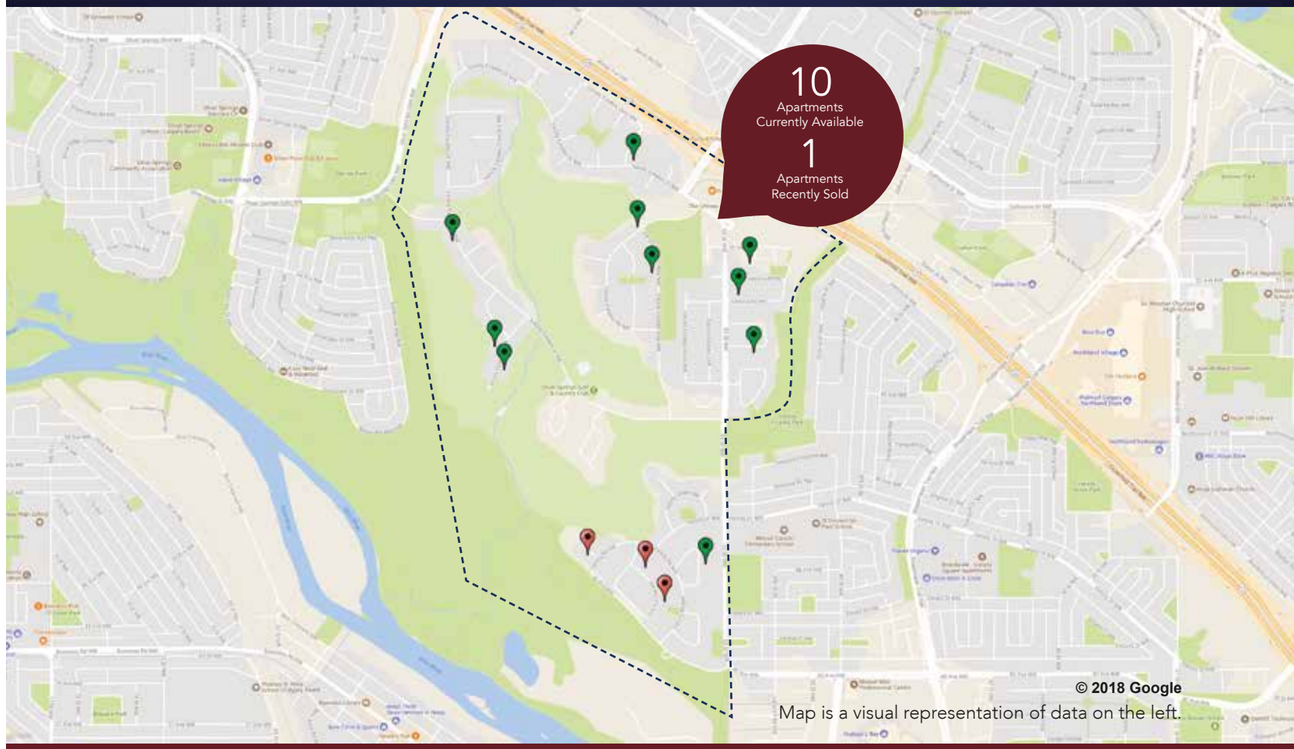
If you do not wish to receive this monthly market report or if you prefer to access it online, please send us an email at info@mccabehughes.com or leave a message with your complete address at 403-542-1112. We will ensure you no longer receive these newsletters.

A Few Words from a Recent Client

"We just sold and purchased a home with Livia and Brendan and were extremely happy with the experience. We genuinely feel that they have a very real concern for our family and what is best for us, and we have been very well taken care of. They were both wonderful people to work with and I would recommend their services to anyone."

At a Glance

Average Active List Price: $892,605 | Average Sold Price: $1,063,000 | Average Days on Market (Solds): 17



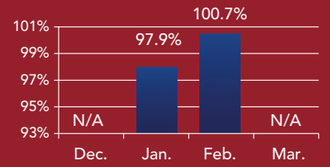
Map is a visual representation of data on the left.

*Data is based on former "Varsity Estates" boundaries, previous to City of Calgary community boundary changes of Jan 5, 2016.

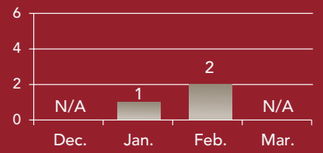
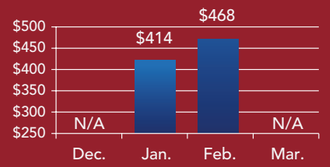
VARSITY ESTATES MONTH-TO-MONTH SALES ANALYSIS

Data retrieved from the CREB MLS for DETACHED SOLD HOMES from December 1st, 2017 to March 23rd, 2018.

Average SP/LP



Homes Sold



Average Price Per Sq. Ft.