LIVIA McCABE / BRENDAN HUGHES
403-542-1112 | 403-560-1673
livia@mccabehughes.com
brendan@mccabehughes.com
www.McCabeHughes.com

Living, Loving, and Promoting our Community for 10 Years!

Please Recycle

206 - 2411 4th Street NW
Calgary, Alberta T2M 2Z8

Each Office Independently Owned and Operated.

ATTENTION POSTMASTER:
Time Sensitive Material

CANADA POST / POSTES CANADA
Postage paid / Port payé
Personalized Mail / Courrier personnalisé
8071557

VARSITY ESTATES*

REAL ESTATE MARKET REPORT | JUNE 2018

Visit www.VarsitySold.com for current market activity.

www.VarsitySold.com

SOLD IN ONLY 12 DAYS!

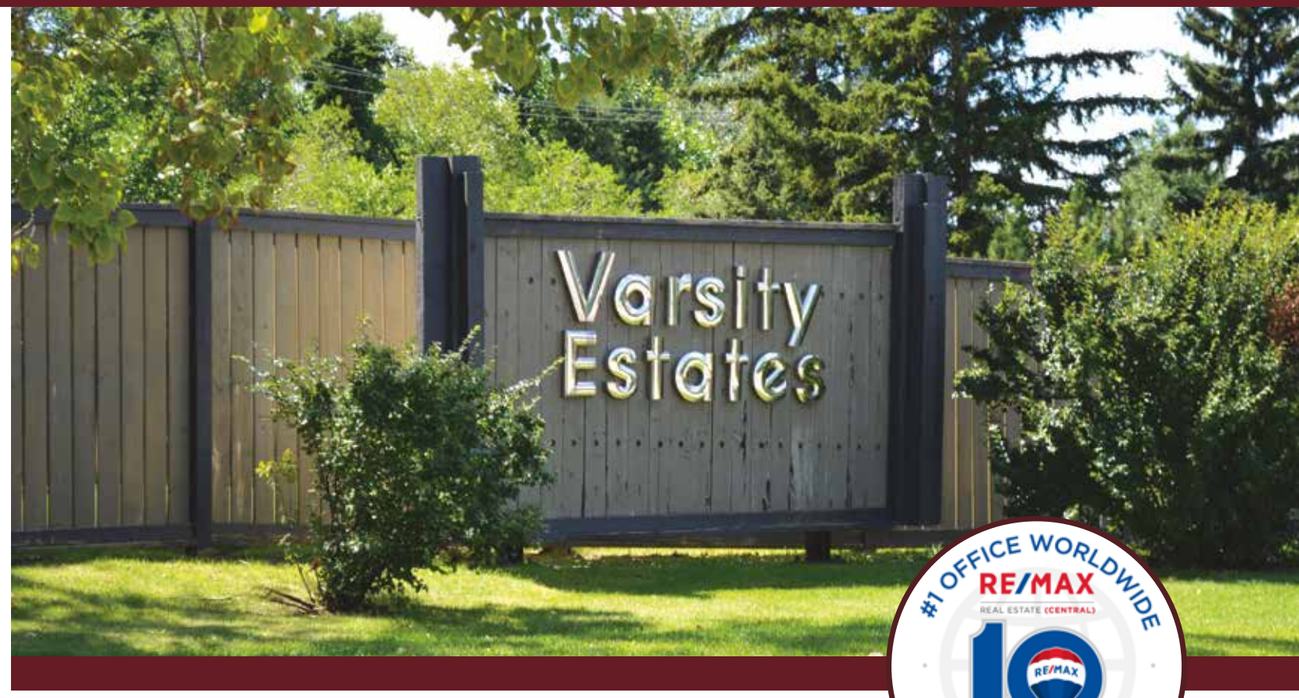
Varsity Estates
Listed at $898,800

SOLD

Varsity
Listed at $144,900

We just sold these two Varsity properties and know a number of buyers who might be interested in your home. If you have any interest in selling your home, we would love to meet with you and discuss its current market value.

Call 403-542-1112 or visit www.mccabehughes.com for more information.



PRESENTED BY
LIVIA McCABE / BRENDAN HUGHES

Your Varsity Estates Neighbours & Real Estate Specialists

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	6	3.1	2,213	$668,000	05/10/18
Active	Detached	Bungalow	3	3.0	1,868	$949,900	05/23/18
Active	Detached	2-Storey Split	4	2.1	1,859	$1,095,000	03/10/18
Active	Detached	2-Storey Split	5	3.1	2,721	$1,099,000	04/05/18
Active	Detached	2-Storey	4	2.1	2,531	$1,149,000	05/23/18
Active	Detached	Bungalow	5	3.0	2,287	$1,399,000	05/24/18
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	13	Single-Level Unit	1 - 2	1.0 - 2.1	721 - 1,550	$359,000 - $749,900
Attached Homes	4	2-Storey	2	1.1 - 1.2	894 - 1,069	$290,000 - $339,900

Varsity Estates Recently Sold

Status	Property Type	Style	Bedrooms	Bathrooms	Estimated Square Feet	List Date	Sold Price	Sold Date
Sold	Detached	2-Storey Split	4	3.1	2,587	05/16/18	$890,000	05/25/18
Sold	Detached	2-Storey Split	5	3.1	2,176	05/11/18	$898,000	05/23/18
Sold	Detached	2-Storey	4	3.1	2,489	05/03/18	$1,160,000	05/23/18
Sold	Detached	2-Storey	3	2.1	2,056	04/18/18	$530,000	05/19/18
Sold	Detached	2-Storey	4	2.1	2,335	03/15/18	$862,500	05/04/18
Sold	Detached	Bi-Level	3	2.1	1,373	10/25/17	$730,000	04/30/18
Sold	Detached	2-Storey	4	2.2	2,120	04/12/18	$898,000	04/26/18

Livia McCabe, Brendan Hughes, and RE/MAX Central are not in any way affiliated with Varsity Estates Owners Association, nor is this in any way an official advertisement or publication of Varsity Estates. ©2018 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the CREB MLS as of May 29th, 2018. Listings and sales may not be those of RE/MAX. The National Association of Realtors® and CREB MLS does not guarantee the accuracy of this data, which may not reflect all of the real estate activity in the area. E&OE. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.

LIVIA MCCABE & BRENDAN HUGHES — TOP PRODUCERS AT RE/MAX CENTRAL
403-542-1112 | livia@mccabehughes.com | 403-560-1673 | brendan@mccabehughes.com
www.mccabehughes.com | www.VarsitySold.com

Our intention in creating and sending out this 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.

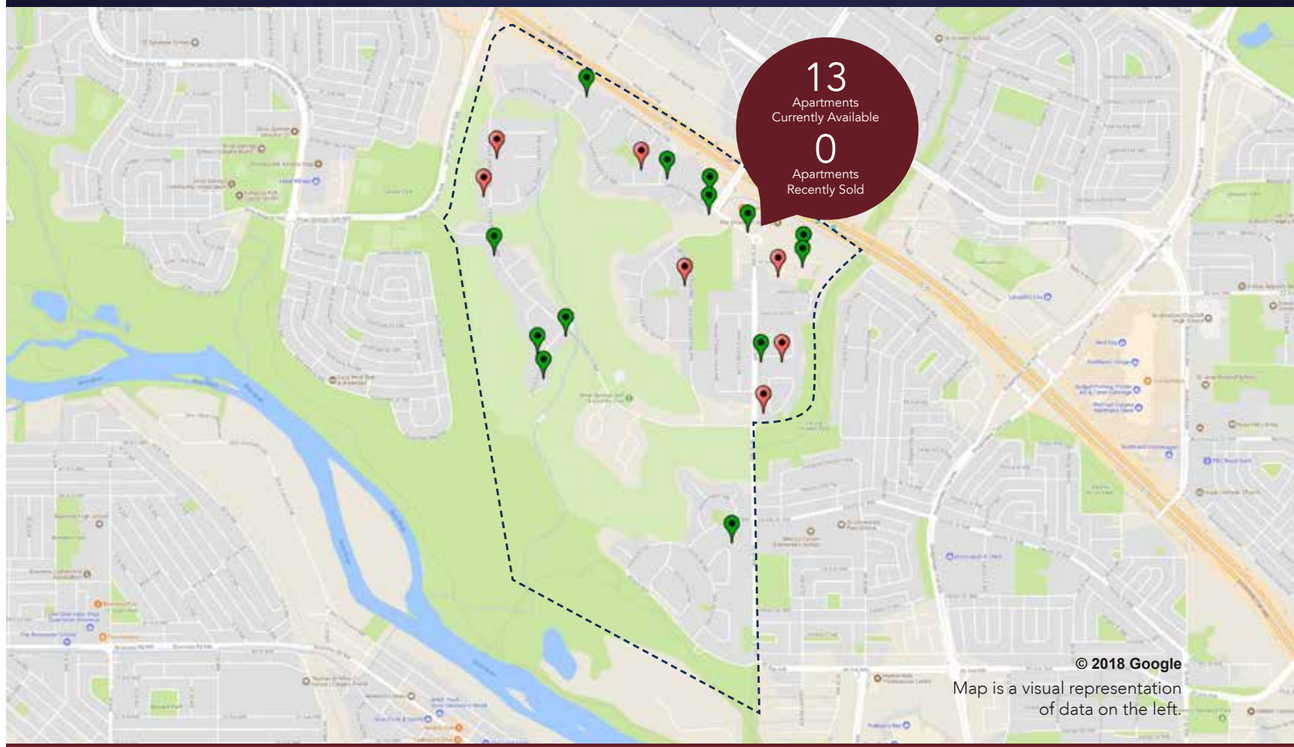
If you do not wish to receive this monthly market report or if you prefer to access it online, please send us an email at info@mccabehughes.com or leave a message with your complete address at 403-542-1112. We will ensure you no longer receive these newsletters.

A Few Words from a Recent Client

"The McCabe/Hughes team are exceptional at what they do. Top notch service, knowledge and understanding of their customer's needs. Without a doubt one of the best—and our own real estate lawyers have said the same thing about this team."

At a Glance

Average Active List Price: $759,032 | Average Sold Price: $852,643 | Average Days on Market (Solds): 46

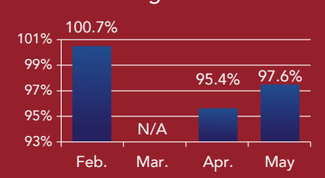


*Data is based on former "Varsity Estates" boundaries, previous to City of Calgary community boundary changes of Jan 5, 2016.

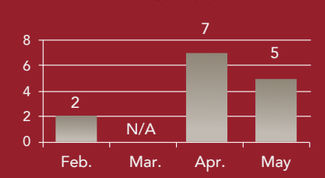
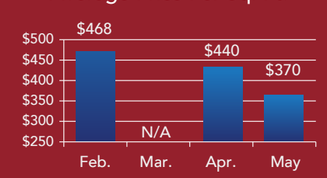
VARSITY ESTATES MONTH-TO-MONTH SALES ANALYSIS

Data retrieved from the CREB MLS for DETACHED SOLD HOMES from February 1st, 2018 to May 29th, 2018.

Average SP/LP



Homes Sold



Average Price Per Sq. Ft.