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VARSITY ESTATES*

REAL ESTATE MARKET REPORT | JULY 2018

Visit www.VarsitySold.com for current market activity.

www.VarsitySold.com

JUST LISTED IN VARSITY ESTATES

Architecturally Stunning 2-Storey Split

3 Beds, 2,600+ Dev. Square Feet
A refreshing change from ordinary!
$100k in upgrades

Offered at $609,000

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SOLD in just 34 DAYS
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5 Beds, 3.5 Baths | 3,450 Sq. Ft.

Briar Hill | Listed at $2,690,000

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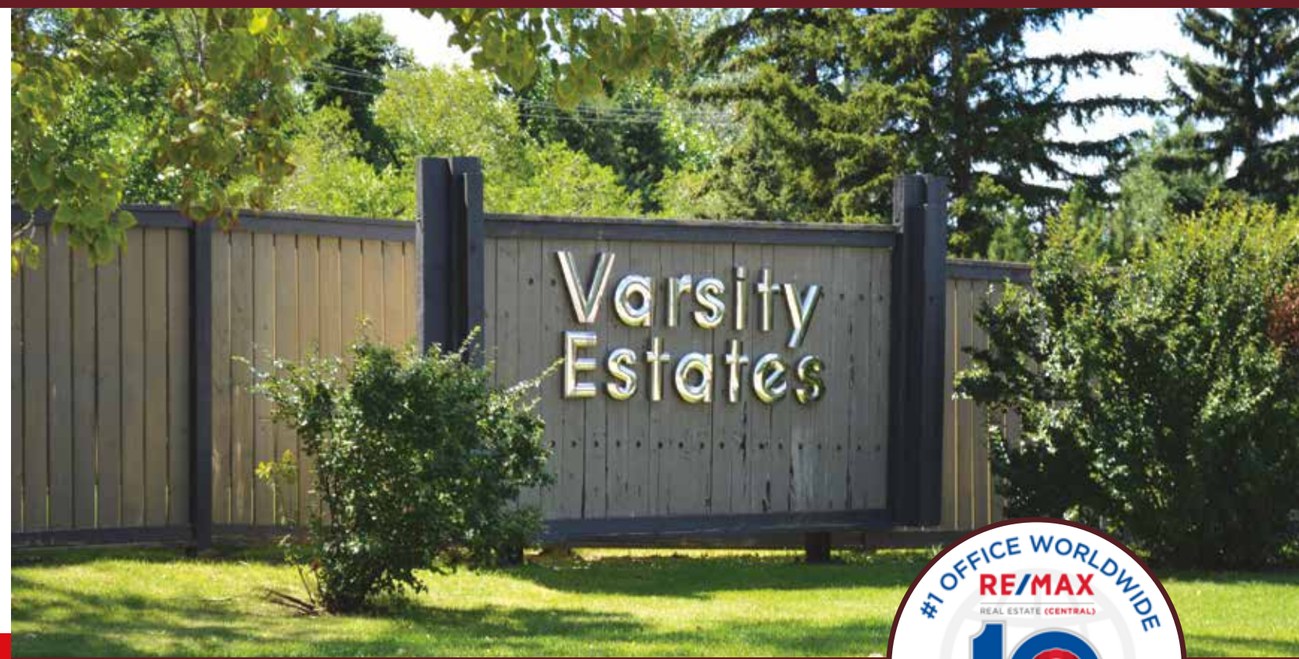

PRESENTED BY
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Your Varsity Estates Neighbours & Real Estate Specialists

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	$649,000	05/10/18
Active	Detached	2-Storey	3	3.0	1,984	$819,900	06/20/18
Active	Detached	Bungalow	5	3.0	1,606	$835,000	06/07/18
Active	Detached	Bungalow	3	3.0	1,868	$899,900	05/23/18
Active	Detached	2-Storey	4	2.1	2,531	$1,025,000	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	Bungalow	5	3.0	2,287	$1,399,000	05/24/18
Active	Detached	2-Storey	4	5.1	3,770	$1,999,900	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	$349,900 - $749,900
Attached Homes	4	2-Storey - 2-Storey Split	2 - 3	1.1 - 2.2	902 - 1,889	$290,000 - $609,000

Varsity Estates Recently Sold

Status	Property Type	Style	Bedrooms	Bathrooms	Estimated Square Feet	List Date	Sold Price	Sold Date
Sold	Detached	2-Storey Split	5	3.1	2,014	06/14/18	$940,000	06/23/18
Sold	Attached	2-Storey	2	1.1	894	04/28/18	$290,000	06/15/18
Sold	Apartment	Single-Level Unit	2	2.0	1,276	05/11/18	$675,000	06/13/18
Sold	Attached	Bungalow	2	2.1	1,534	05/31/18	$910,000	06/06/18
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

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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.

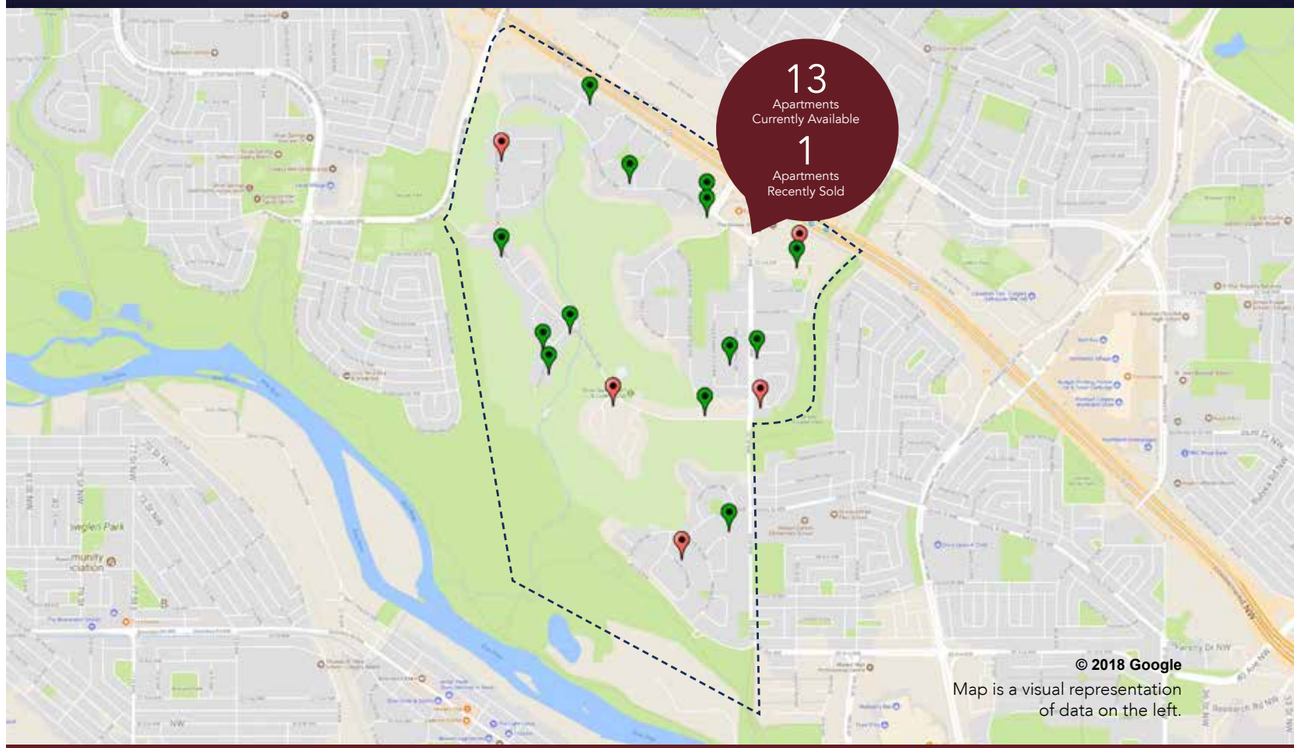
If you do not wish to receive this monthly market report or if you prefer to access it online, please send us an email at info@mccabehughes.com or leave a message with your complete address at 403-542-1112. We will ensure you no longer receive these newsletters.

A Few Words from a Recent Client

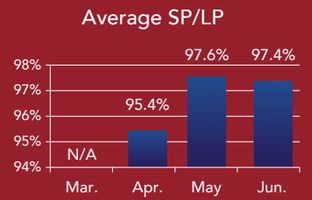
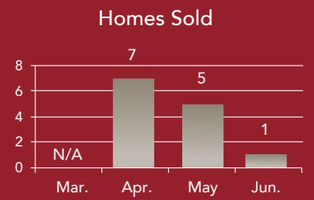
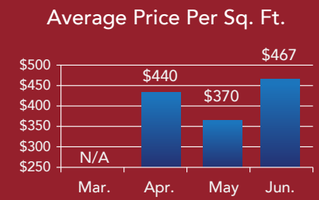
"They were a great team and did a great job. I typically hold property for long periods of time. It has been a while since I sold a property and the teams guided me through the process and gave me the confidence to move ahead without any concerns. They priced it right so that I could optimized my return but sell in a very reasonable length of time. I can easily recommend them to any prospective buyer or seller."

At a Glance

Average Active List Price: $709,181 | Average Sold Price: $767,167 | Average Days on Market (Solds): 20



*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 March 1st, 2018 to June 25th, 2018.