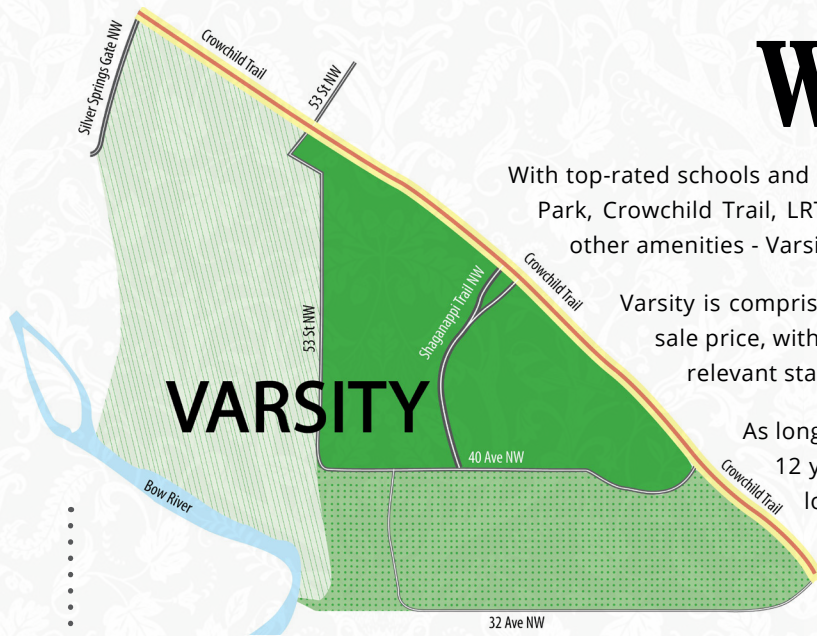


# WE ♥ VARSITY

With top-rated schools and proximity to the U of C, Children's & Foothills Hospitals, Bowmont Park, Crowchild Trail, LRT, Market Mall, Silver Springs Golf & Country Club, and so many other amenities - Varsity is a sought-after community for buyers of all kinds.

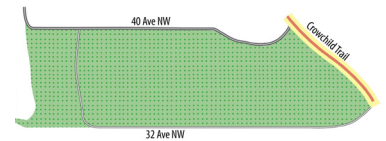
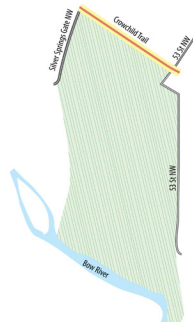
Varsity is comprised of three distinct geographical regions. To achieve the highest sale price, with the most favorable terms, it is vital that you first receive the most relevant stats for your property.

As long-time Varsity residents, and successful Top Producing Realtors for 12 years, Livia McCabe and Brendan Hughes will analyze your unique location within the Varsity community and provide you with custom market statistics and a strategic sales plan - helping you sell quickly, and capturing the highest sale price possible.



## Varsity Stats

By Geographical Area



### SF DETACHED

	2020	2021	2020	2021	2020	2021
Total Sales	19	24	43	80	13	20
*Average Sold Price / Sq. Ft.	\$386	\$378	\$417	\$532	\$429	\$412
Average Sold Price	\$968,773	\$959,979	\$548,965	\$630,220	\$864,692	\$847,775
Average Days On Market	66	32	53	31	34	40

### SEMI-DETACHED/ROW

	2020	2021	2020	2021	2020	2021
Total Sales	8	12	15	36	15	21
*Average Sold Price / Sq. Ft.	\$380	\$323	\$291	\$300	\$230	\$249
Average Sold Price	\$689,988	\$690,492	\$294,925	\$294,715	\$372,507	\$380,570
Average Days On Market	65	21	64	46	55	42

### APARTMENT

	2020	2021	2020	2021	2020	2021
Total Sales	N/A	N/A	11	28	32	46
Average Sold Price / Sq. Ft.	N/A	N/A	\$359	\$336	\$232	\$287
Average Sold Price	N/A	N/A	\$373,227	\$321,804	\$187,522	\$212,237
Average Days On Market	N/A	N/A	62	67	54	53

Data based on listings from CREB MLS from January 1st, 2020 to December 31st, 2021. Information deemed accurate but not guaranteed.

\*Bungalows that may be included may skew these stats.





[www.mccabehughes.com](http://www.mccabehughes.com)

403.542.1112 | 403.560.1673

[info@mccabehughes.com](mailto:info@mccabehughes.com)

# Are You Looking To Sell?



STRATEGIC  
LIST PRICING



PRESENTATION  
EXCELLENCE



CREATIVE  
MARKETING



OFFER  
GENERATION



WINNING  
RESULTS

## 10 Benefits

*of listing your home with Livia McCabe & Brendan Hughes*



SKILLFUL  
NEGOTIATORS



UNQUESTIONABLE  
LOYALTY



ONGOING  
COMMUNICATION



NO  
DELEGATION



START TO FINISH  
PARTNERSHIP

*If you are considering selling your Varsity property call Livia at 403.542.1112 or Brendan at 403.560.1673 to discuss how to leverage the current tight market conditions in your favour.*



RankMyAgent



**4.96% out of 5, based on 41 reviews!**  
*Read McCabe Hughes Reviews from Past Clients Here:*

