



Comparative Market Analysis

This Comparative Market Analysis was prepared solely for the client named herein. It was not prepared by an authorized real estate appraiser and is not a real estate appraisal. It does not comply with the standards of professional appraisal practice and should not be used in lieu of an appraisal performed by an authorized appraiser.



Researched and prepared by
Dwayne Reilander

Prepared exclusively for
Sarah Hawco

Prepared on
February 04, 2016

Subject Property
724 55 Avenue SW
Calgary, Alberta
T2V 0G3



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Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	MLS#	Bd	FB	HB	SqFt	YrBlt	Sold Price	\$/SqFt	Sold Date
724 55 Avenue SW		2	0	0	1082	1956		670.06	
405 50 Avenue SW	C3613879	1	0	0	904	1940	\$470,000	\$519.91	05/14/2014
607 50 Avenue SW	C4027742	3	2	0	970	1951	\$482,000	\$496.91	09/01/2015
402 52 Avenue SW	C3634061	2	1	1	796	1949	\$525,000	\$659.55	10/22/2014
719 55 Avenue SW	C3622031	1	1	0	893	1938	\$580,000	\$649.50	06/27/2014
540 56 Avenue SW	C3612946	4	2	0	1,242	1956	\$595,000	\$479.07	05/08/2014
720 55 Avenue SW	C3614909	1	0	0	893	1953	\$609,900	\$682.98	05/12/2014
726 52 Avenue SW	C3640613	5	2	0	1,345	1956	\$615,000	\$457.25	11/20/2014
531 53 Avenue SW	C3603362	4	2	1	1,526	1960	\$655,000	\$429.23	03/18/2014
428 51 Avenue SW	C3632525	5	2	0	1,280	1956	\$675,000	\$527.34	09/15/2014
420 51 Avenue SW	C3591334	4	2	0	1,053	1936	\$685,000	\$650.52	02/22/2014
Averages:		3	1	0	1,090	1950	\$589,190	\$555.23	

	Low	Median	Average	High	Count
Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10
Adjusted Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10

On Average, the 'Closed' status comparable listings sold in 28 days for \$589,190



Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

405 50 Avenue SW



MLS #:	C3613879	Status:	Sold	Beds:	1	L Price:	\$479,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$470,000	Sold Dt:	5/14/2014
Type:	Detached	Yr Blt:	1940	DOM:	7	Acres:	
Style:	Bungalow	SqFt:	904				
Parking:	Double Garage Detached						
Basement:	Full/Partly Finished						

Investor Alert! Great Inner City R-2 lot. MINUTES from Downtown, close to shopping, transit and Chinook Mall. Price is based on land value no access to the house or garage.

607 50 Avenue SW



MLS #:	C4027742	Status:	Sold	Beds:	3	L Price:	\$488,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$482,000	Sold Dt:	9/1/2015
Type:	Detached	Yr Blt:	1951	DOM:	11	Acres:	0.00
Style:	Bungalow	SqFt:	970				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Inner City R-2 50x120 FT Lot in Windsor Park. Private and Treed South Facing Backyard. Double Detached Garage. Good Investment or Redevelopment opportunity. Has been owner occupied for the past 26 years. We are told good Neighbors.

402 52 Avenue SW



MLS #:	C3634061	Status:	Sold	Beds:	2	L Price:	\$550,000
Location:	Windsor Park	Baths:	1/1	S Price:	\$525,000	Sold Dt:	10/22/2014
Type:	Detached	Yr Blt:	1949	DOM:	48	Acres:	
Style:	Bungalow	SqFt:	796				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Great Investment Opportunity! 50'x120' RC-2 lot. This south facing corner lot is in a Prime location! Within walking distance to Chinook Centre, Schools, Parks, Stanley Park, plus a bus stop just steps from this property that takes you to the nearby LRT Station! Only 7 minutes to Downtown! Great access to Macleod Trail, Glenmore and Elbow Drive! Windsor Park is a small vibrant inner city community with a new renovated community centre, playground, sports field and outdoor skating rink plus a new state of the art Fire Station. This community has undergone tremendous redevelopment with many of the original homes being replaced with infills and upscale single family homes.



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Sold Properties

719 55 Avenue SW



MLS #:	C3622031	Status:	Sold	Beds:	1	L Price:	\$599,900
Location:	Windsor Park	Baths:	1/0	S Price:	\$580,000	Sold Dt:	6/27/2014
Type:	Detached	Yr Blt:	1938	DOM:	11	Acres:	
Style:	Bungalow	SqFt:	893				
Parking:							
Basement:	Full/Partly Finished						

Land Value.. 50 x 120 ft. South lot..All As is ...PRIME LOCATION 719 55 Avenue SW. 7 minutes to downtown!! Walking distance to Chinook Centre, Britannia mall, Riverdale Park, Stanley Park, Sandy Beach & trendy shops & restaurants in Mission in beautifully treed Windsor Park. TENNIS COURTS, BASKETBALL COURTS, PLAYGROUND AND BASEBALL. Land Value Only.

540 56 Avenue SW



MLS #:	C3612946	Status:	Sold	Beds:	4	L Price:	\$599,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$595,000	Sold Dt:	5/8/2014
Type:	Detached	Yr Blt:	1956	DOM:	6	Acres:	
Style:	Bungalow	SqFt:	1,242				
Parking:	Single Garage Attached, Double Garage Detached						
Basement:	Full/Suite						

ATTENTION BUILDERS & DEVELOPERS: excellent 50' x 120' corner lot, zoned DC. Steps to Chinook Centre, restaurants and LRT. Quiet Windsor Park location. Solid 1,240 sq.ft. raised bungalow with a separate self-contained suite down. New roof, furnace and two hot water tanks. Two garages: double detached & single attached. Live-in, rent out or re-develop - priced mainly at land value. Great potential!!! Limited access for showings due to shift work and dog which must be removed from property. Tenants rights for vacant possession but very good, long-term tenants in both suites who would like to stay if possible. Please call for more information.

720 55 Avenue SW



MLS #:	C3614909	Status:	Sold	Beds:	1	L Price:	\$509,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$609,900	Sold Dt:	5/12/2014
Type:	Detached	Yr Blt:	1953	DOM:	0	Acres:	
Style:	Bungalow	SqFt:	893				
Parking:							
Basement:	Full/Fully Finished						

ATTENTION INVESTORS... A FANTASTIC LOT IN WINDSOR PARK being offered for sale by the RESIDENT owners of OVER 50 YEARS! A great opportunity for a savvy investor to purchase at 'LAND VALUE ONLY' a large lot with a fantastic location that's close to DOWNTOWN, chinook centre, TRANSIT, SHOPS, SERVICES... right in the heart of WINDSOR PARK... perfect for future development. Although the long time owners are living in the home, the property is 'as is, where is'. Price is based on land value, no access to the house will be granted... DON'T DELAY, this property will sell quickly!!





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Sold Properties

726 52 Avenue SW



MLS #:	C3640613	Status:	Sold	Beds:	5	L Price:	\$664,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$615,000	Sold Dt:	11/20/2014
Type:	Detached	Yr Blt:	1956	DOM:	31	Acres:	
Style:	Bungalow	SqFt:	1,345				
Parking:	Single Garage Attached						
Basement:	Full/Fully Finished						

R-C2 50x120 Property on Lovely 52 Ave -Here's an all-around excellent opportunity - be it builder, investment/rental, live up/rent down, reno or move right in! Situated on a lovely tree-lined avenue, you're close to major amenities & minutes to DT. Large raised bungalow with separate walk-down entrance to 'scarcely below grade' lower level. 5 bedrms/2 bathrms. Kitchens up/down. Nicely landscaped yard. Attached grg. Steps to community center & tennis. Walk to Stanley/River Pks. Close to Elboya School, Britannia Plaza, Sunterra, Starbucks & near Chinook Ctr. Windsor Pk is a very popular area & scene of many new high-end homes. It's all here - in a sought after neighborhood!

531 53 Avenue SW



MLS #:	C3603362	Status:	Sold	Beds:	4	L Price:	\$649,900
Location:	Windsor Park	Baths:	2/1	S Price:	\$655,000	Sold Dt:	3/18/2014
Type:	Detached	Yr Blt:	1960	DOM:	11	Acres:	
Style:	Bungalow	SqFt:	1,526				
Parking:	Double Garage Detached, Over Sized, RV Parking						
Basement:	Full, See Remarks/Fully Finished, Suite						

ATTN RENOVATORS, INVESTORS, BUILDERS + ANYONE LOOKING FOR an R-2 SUBDIVIDABLE LOT w/RENTAL INCOME Potential. OVER 2490 SQ. FT. of DEVELOPED living space in this CHARMING Bungalow on a 557 SQ. MT. LOT w/an R2 w/Separate Entrance SUITE! LOCATED in the QUIET Neighbourhood of Windsor Park close to SCHOOLS, CHINOOK MALL, PARKS + ONLY MINUTES to DOWNTOWN! SOUTH FACING BACK YARD w/BEAUTIFUL MATURE TREES, SHRUBS + a MASSIVE LOFTED O-SIZED GARAGE + RV PARKING! A FUNCTIONAL Main Floor boasts a LARGE Living Room, GREAT-SIZED Kitchen w/MASSIVE Island + Breakfast Nook, FORMAL DINING ROOM, HUGE Master Suite w/EN-SUITE + WALK-IN Closet, 2nd BDRM + 4 pce Bath. Downstairs is a FULLY Developed WALK-UP SUITE w/KITCHEN, Dining Room, HUGE Family Room, 2 SPACIOUS Bedrooms + a 4 pce BATH. Looking for ***O P P O R T U N I T Y*** then this is it. GREAT LOCATION + R-2 LOT, plus a RENTABLE BUNGALOW till the APPROVALS are in place. IN this HEATED MARKET VALUE'S are rising, don't miss this one, Location, Location, Location!



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

428 51 Avenue SW



MLS #:	C3632525	Status:	Sold	Beds:	5	L Price:	\$689,800
Location:	Windsor Park	Baths:	2/0	S Price:	\$675,000	Sold Dt:	9/15/2014
Type:	Detached	Yr Blt:	1956	SqFt:	1,280	DOM:	24
Style:	Bungalow	Parking:	Double Garage Detached, Insulated, Heated, Over Sized		Acres:		
Basement:	Full, Walkout/Suite, Fully Finished						

ATTENTION INVESTORS, BUILDERS & DEVELOPERS!!! Fantastic LOCATION AND OPPORTUNITY for this 50'x 120' R-C2 LOT comes with nicely RENOVATED 1280 sq. ft. raised bungalow with walk up basement and self contained legal suite. The upper level has open floor plan with large living room and formal dining room, hardwood floor, large kitchen, 3 nice size bedrooms and a 4pc bathroom. The lower level has large windows, separate entrance, spacious living room, 2 spacious bedrooms, kitchen with eating area, 4 pc bathroom, laminate flooring, huge laundry room and more. This home is super clean and it shows great. The exterior was repainted, it has large new deck, new fence, 22'x22' double garage and parking for 2 more vehicles. New infills are surrounding this lovely home. YOU WILL BE IMPRESSED!

420 51 Avenue SW



MLS #:	C3591334	Status:	Sold	Beds:	4	L Price:	\$699,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$685,000	Sold Dt:	2/22/2014
Type:	Detached	Yr Blt:	1936	DOM:	115	Acres:	
Style:	Bungalow	Parking:	Double Garage Attached				
Basement:	Full/Fully Finished						

Professionally updated and upgraded bungalow by Housebrand, on a mature lot in Windsor Park. Fully updated in 2007, inside and out, custom kitchen cabinets with quartz counters, bamboo flooring, open main floor plan, fabulous bathrooms. As soon as you walk up to the custom front door you'll feel the energy of this beautiful home. The greatroom plan with miles of countertops and deep stained cabinetry overlooks the builtin dining seating plus the view from the cozy family room onto the large deck and mature landscaping of the back garden. Everything in this home was updated, wiring, plumbing, insulation, roofing, furnace, windows. Yet it keeps the character of the community. Downstairs you'll find huge windows in the 3 bedrooms and den, plus there's a beautiful bathroom, with heated floor, plus a bright laundry room. There's tons of room in the back yard to entertain and play with the kids plus a large double garage. Great innercity property, walk to school, shops and transit.



Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

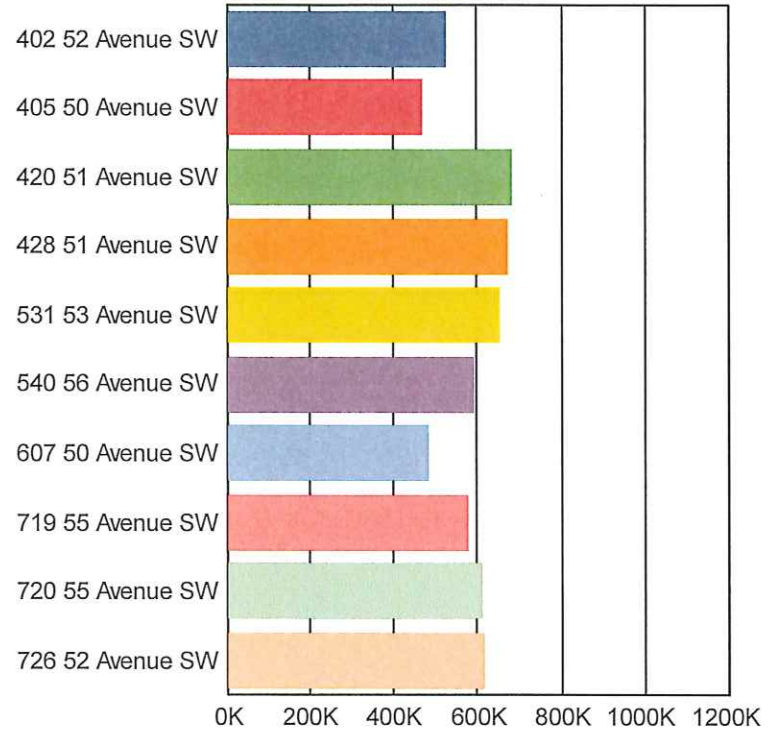
Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	10
Lowest Price	\$470,000
Highest Price	\$685,000
Average Price	\$589,190
Avg. Price/SqFt	\$555.23
Avg DOM	28





Comparative Market Analysis

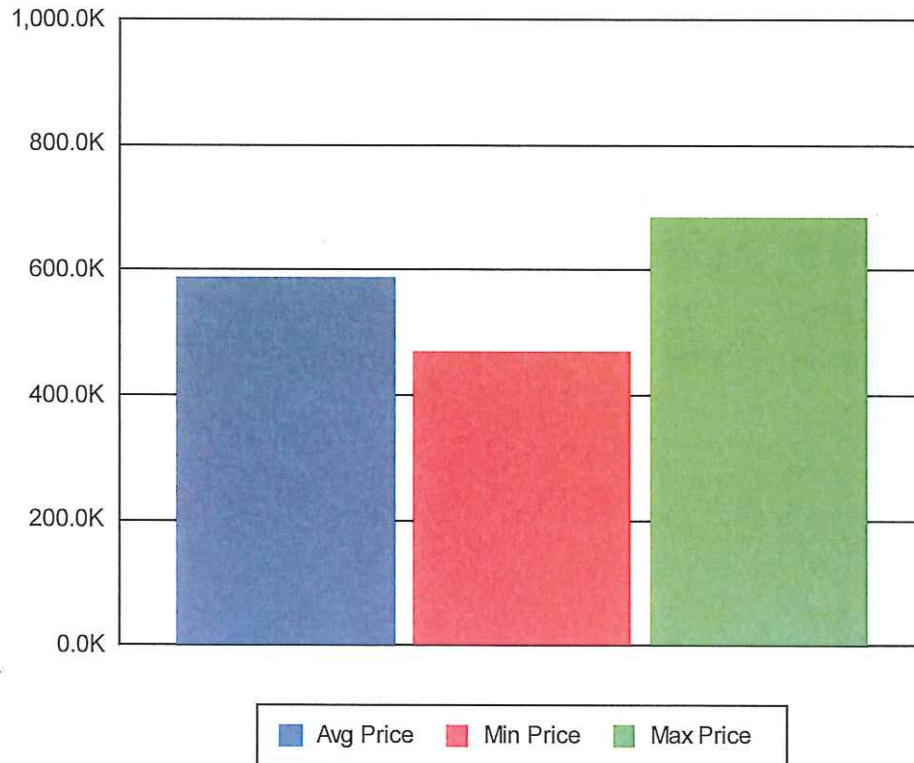
724 55 Avenue SW
Calgary, T2V 0G3

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CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$470,000	\$685,000	\$589,190	\$555.23
Totals / Averages	\$470,000	\$685,000	\$589,190	\$555.23

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
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Total Averages

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Sold								
S	405 50 AV SW	1	0/0	904	\$479,900	\$470,000	05/14/2014	7
S	607 50 AV SW	3	2/0	970	\$488,000	\$482,000	09/01/2015	11
S	402 52 AV SW	2	1/1	796	\$550,000	\$525,000	10/22/2014	48

Researched and prepared by Dwayne Reilander



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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
S	719 55 AV SW	1	1/0	893	\$599,900	\$580,000	06/27/2014	11
S	540 56 AV SW	4	2/0	1,242	\$599,900	\$595,000	05/08/2014	6
S	720 55 AV SW	1	0/0	893	\$509,900	\$609,900	05/12/2014	0
S	726 52 AV SW	5	2/0	1,345	\$664,000	\$615,000	11/20/2014	31
S	531 53 AV SW	4	2/1	1,526	\$649,900	\$655,000	03/18/2014	11
S	428 51 AV SW	5	2/0	1,280	\$689,800	\$675,000	09/15/2014	24
S	420 51 AV SW	4	2/0	1,053	\$699,900	\$685,000	02/22/2014	115





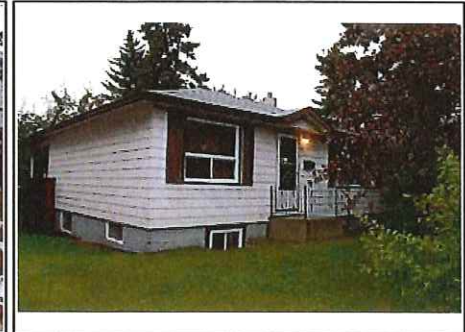
Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property
724 55 Avenue SW , Calgary

Details
405 50 Avenue SW , Calgary

Adjust **Details**
607 50 Avenue SW , Calgary

Adjust

MLS#	C3613879	C4027742
Status	Sold	Sold
List Price	\$479,900	\$488,000
Sale Price	\$470,000	\$482,000

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	1082	904	0.00	970	0.00
Yr Built	1956	1940	0	1951	0
Bedrooms	2	1	0	3	0
Bsmnt Dev	Suite	Partly Finished	0	Fully Finished	0
Full Baths	0	0	0	2	0
Half Baths	0	0	0	0	0
Sold Date		05/14/2014	0	09/01/2015	0
Parking	Double Garage Detached	Double Garage Detached	0	Double Garage Detached	0
Acres			0	0.00	0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	574000		0		0

Price	\$470,000	\$482,000
Total Adjustments	\$0	\$0
Adjusted Price	\$470,000	\$482,000





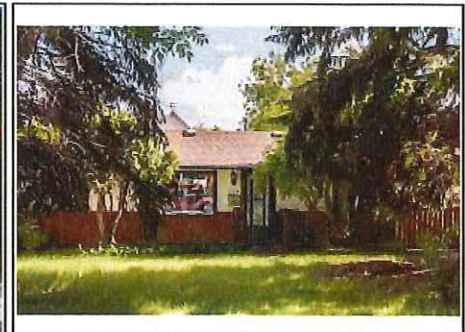
Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

724 55 Avenue SW , Calgary

Details

402 52 Avenue SW , Calgary

Adjust

Details

719 55 Avenue SW , Calgary

Adjust

MLS#

C3634061

C3622031

Status

Sold

Sold

List Price

\$550,000

\$599,900

Sale Price

\$525,000

\$580,000

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	1082	796	0.00	893	0.00
Yr Built	1956	1949	0	1938	0
Bedrooms	2	2	0	1	0
Bsmnt Dev	Suite	Fully Finished	0	Partly Finished	0
Full Baths	0	1	0	1	0
Half Baths	0	1	0	0	0
Sold Date		10/22/2014	0	06/27/2014	0
Parking	Double Garage Detached	Double Garage Detached	0		0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	574000		0		0

Price	\$525,000	\$580,000
Total Adjustments	\$0	\$0
Adjusted Price	\$525,000	\$580,000





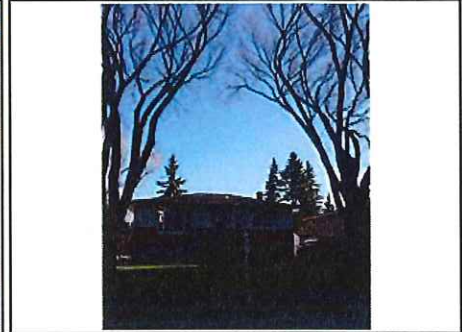
Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

724 55 Avenue SW , Calgary

Details

540 56 Avenue SW , Calgary

Adjust

Details

720 55 Avenue SW , Calgary

Adjust

MLS#	C3612946		C3614909
Status	Sold		Sold
List Price	\$599,900		\$509,900
Sale Price	\$595,000		\$609,900

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	1082	1,242	0.00	893	0.00
Yr Built	1956	1956	0	1953	0
Bedrooms	2	4	0	1	0
Bsmnt Dev	Suite	Suite	0	Fully Finished	0
Full Baths	0	2	0	0	0
Half Baths	0	0	0	0	0
Sold Date		05/08/2014	0	05/12/2014	0
Parking	Double Garage Detached	Single Garage Attached, Double Garage	0		0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	574000		0		0

Price	\$595,000	\$609,900
Total Adjustments	\$0	\$0
Adjusted Price	\$595,000	\$609,900





Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

724 55 Avenue SW , Calgary

Details

726 52 Avenue SW , Calgary

Adjust

Details

531 53 Avenue SW , Calgary

Adjust

MLS#	C3640613	Adjust	C3603362
Status	Sold		Sold
List Price	\$664,000		\$649,900
Sale Price	\$615,000		\$655,000

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	1082	1,345	0.00	1,526	0.00
Yr Built	1956	1956	0	1960	0
Bedrooms	2	5	0	4	0
Bsmnt Dev	Suite	Fully Finished	0	Fully Finished, Suite	0
Full Baths	0	2	0	2	0
Half Baths	0	0	0	1	0
Sold Date		11/20/2014	0	03/18/2014	0
Parking	Double Garage Detached	Single Garage Attached	0	Double Garage Detached, Over Sized,	0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	574000		0		0

Price	\$615,000	\$655,000
Total Adjustments	\$0	\$0
Adjusted Price	\$615,000	\$655,000





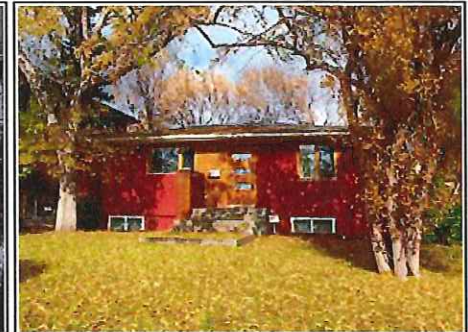
Comparative Market Analysis

724 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
724 55 Avenue SW , Calgary	428 51 Avenue SW , Calgary		420 51 Avenue SW , Calgary	
MLS#	C3632525		C3591334	
Status	Sold		Sold	
List Price	\$689,800		\$699,900	
Sale Price	\$675,000		\$685,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	1082	1,280	0.00	1,053	0.00
Yr Built	1956	1956	0	1936	0
Bedrooms	2	5	0	4	0
Bsmnt Dev	Suite	Suite, Fully Finished	0	Fully Finished	0
Full Baths	0	2	0	2	0
Half Baths	0	0	0	0	0
Sold Date		09/15/2014	0	02/22/2014	0
Parking	Double Garage Detached	Double Garage Detached, Insulated,	0	Double Garage Attached	0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Asses	574000		0		0

Price	\$675,000	\$685,000
Total Adjustments	\$0	\$0
Adjusted Price	\$675,000	\$685,000





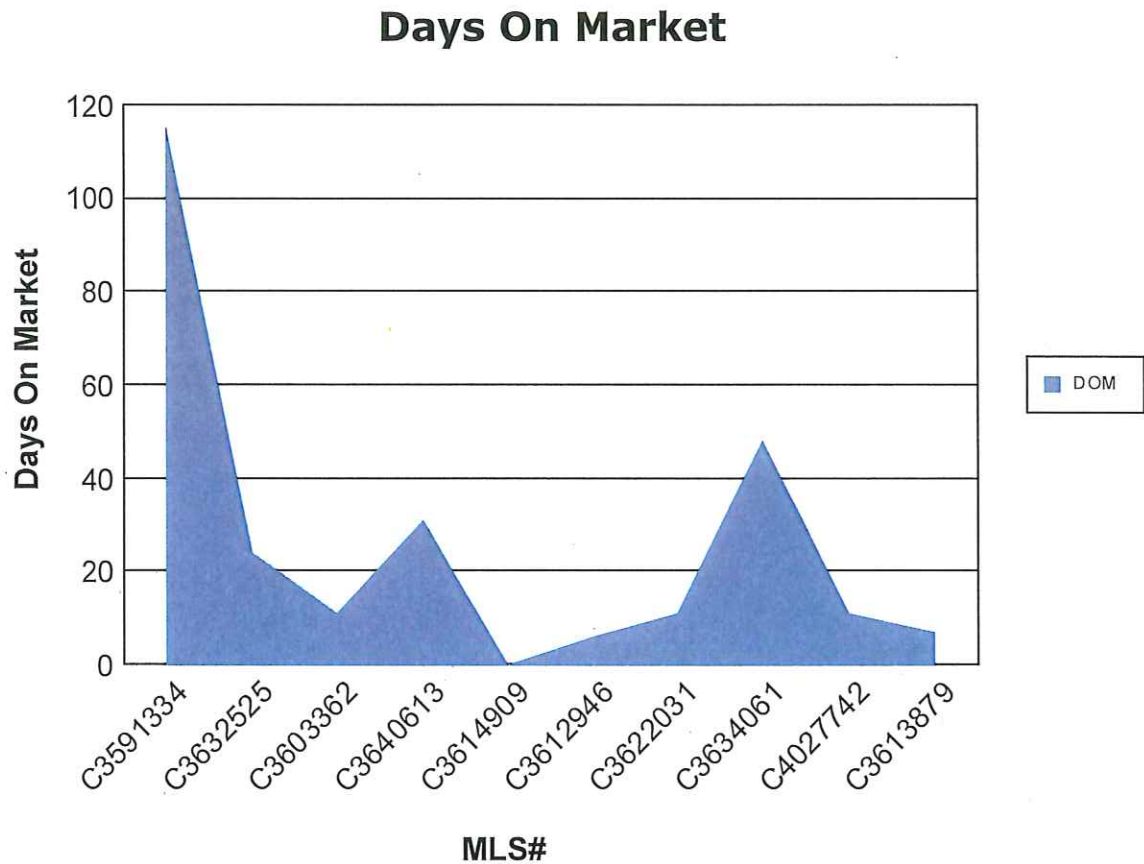
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





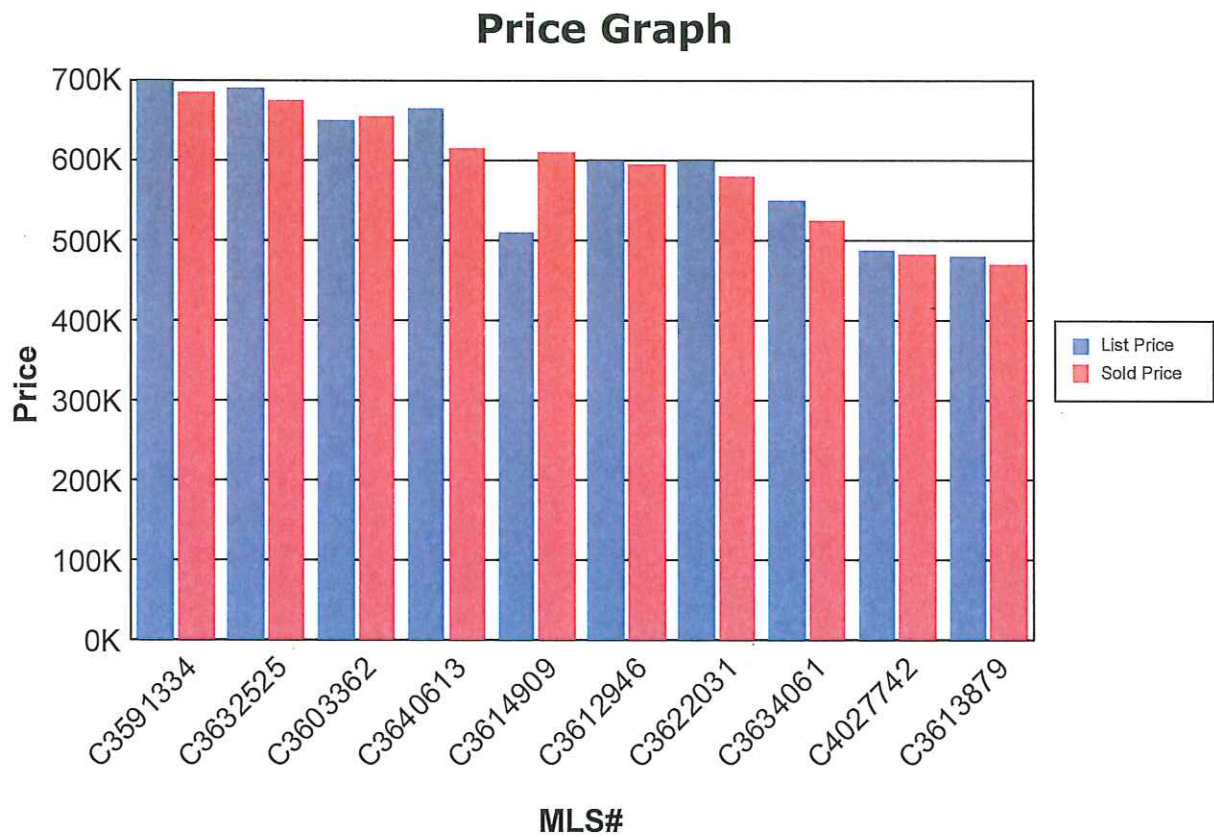
Comparative Market Analysis

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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$479,900 and \$699,900

Selling Price between \$470,000 and \$685,000

1 to 5 Bedrooms

0 to 2 Full Bathrooms

0 to 1 Half Bathroom

796 to 1,526 Square Feet

\$425.88 to \$690.95 per Square Foot

\$429.23 to \$682.98 per Sold Square Foot

Year Built between 1936 and 1960





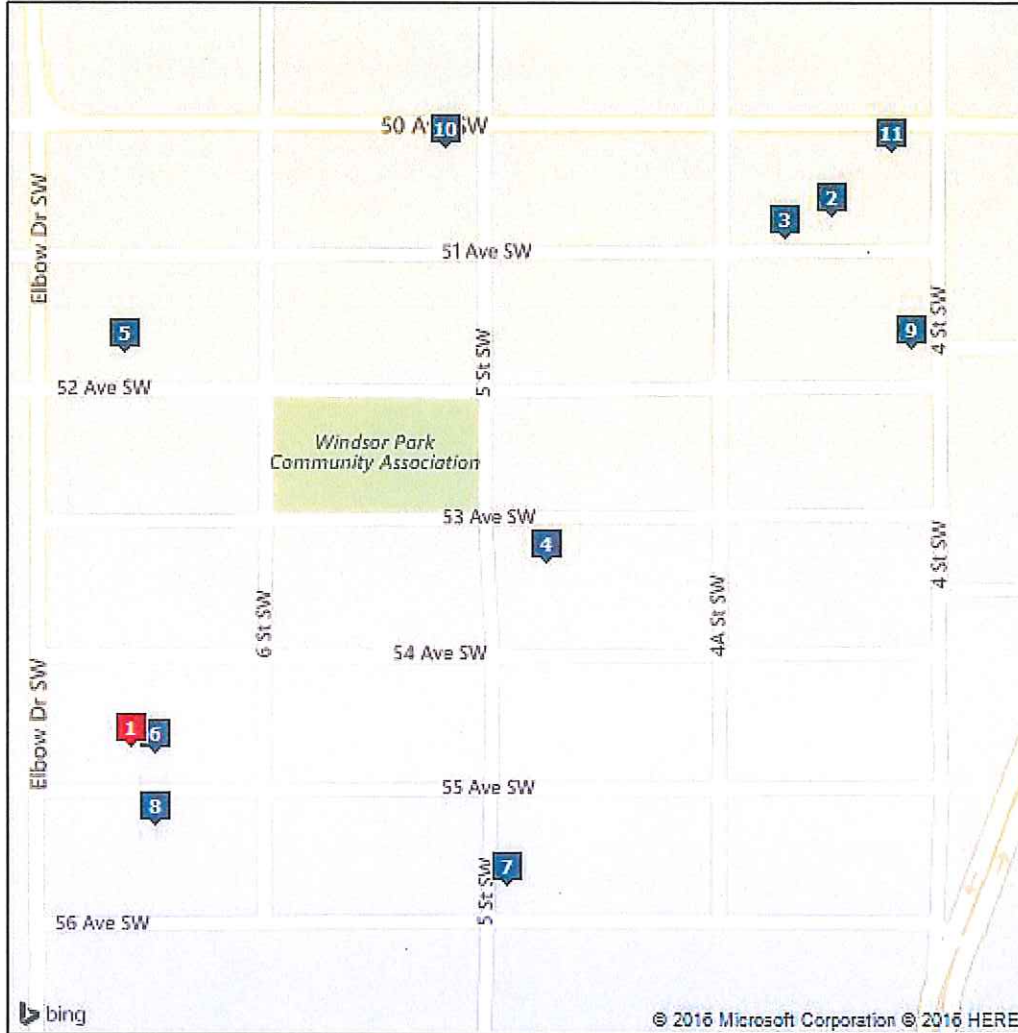
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724 55 Avenue SW
Calgary, T2V 0G3

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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 724 55 Avenue SW
- 2 420 51 Avenue SW
- 3 428 51 Avenue SW
- 4 531 53 Avenue SW
- 5 726 52 Avenue SW
- 6 720 55 Avenue SW
- 7 540 56 Avenue SW
- 8 719 55 Avenue SW
- 9 402 52 Avenue SW
- 10 607 50 Avenue SW
- 11 405 50 Avenue SW

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Pricing Recommendation

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$600,000.

There are three main considerations here: 1) The highest and best use of any of the properties considered is to be subdivided and to have in-fills built on the land. As such, current value is essentially land value with little consideration for the state of the existing houses. 2) Two of the comparable properties (719 55 Ave - Sold for \$580,000 and 720 55 Ave - Sold for \$609,900) are on the very same block of the same street as all of the subject properties, and 3) the current upheaval of the Alberta economy and by extension the Calgary Real Estate market has caused a contraction of resale home prices. This devaluation is expected to continue through 2016 and has the potential to grow into a major market correction. Housing prices in six months may be drastically lower than they are today.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.





Comparative Market Analysis

This Comparative Market Analysis was prepared solely for the client named herein. It was not prepared by an authorized real estate appraiser and is not a real estate appraisal. It does not comply with the standards of professional appraisal practice and should not be used in lieu of an appraisal performed by an authorized appraiser.



Researched and prepared by
Dwayne Reilander

Prepared exclusively for
Sarah Hawco

Prepared on
February 04, 2016

Subject Property
728 55 Avenue SW
Calgary, Alberta
T2V 0G3



Dwayne Reilander
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CALGARY, Alberta T2A 2L8
403 250 4915
Dwayne@PropertyWay.ca



Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	MLS#	Bd	FB	HB	SqFt	YrBlt	Sold Price	\$/SqFt	Sold Date
728 55 Avenue SW		1	0	0	867	1953		836.22	
405 50 Avenue SW	C3613879	1	0	0	904	1940	\$470,000	\$519.91	05/14/2014
607 50 Avenue SW	C4027742	3	2	0	970	1951	\$482,000	\$496.91	09/01/2015
402 52 Avenue SW	C3634061	2	1	1	796	1949	\$525,000	\$659.55	10/22/2014
719 55 Avenue SW	C3622031	1	1	0	893	1938	\$580,000	\$649.50	06/27/2014
540 56 Avenue SW	C3612946	4	2	0	1,242	1956	\$595,000	\$479.07	05/08/2014
720 55 Avenue SW	C3614909	1	0	0	893	1953	\$609,900	\$682.98	05/12/2014
726 52 Avenue SW	C3640613	5	2	0	1,345	1956	\$615,000	\$457.25	11/20/2014
531 53 Avenue SW	C3603362	4	2	1	1,526	1960	\$655,000	\$429.23	03/18/2014
428 51 Avenue SW	C3632525	5	2	0	1,280	1956	\$675,000	\$527.34	09/15/2014
420 51 Avenue SW	C3591334	4	2	0	1,053	1936	\$685,000	\$650.52	02/22/2014
Averages:		3	1	0	1,090	1950	\$589,190	\$555.23	

	Low	Median	Average	High	Count
Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10
Adjusted Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10

On Average, the 'Closed' status comparable listings sold in 28 days for \$589,190





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

405 50 Avenue SW



MLS #:	C3613879	Status:	Sold	Beds:	1	L Price:	\$479,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$470,000	Sold Dt:	5/14/2014
Type:	Detached	Yr Blt:	1940	DOM:	7	Acres:	
Style:	Bungalow	SqFt:	904				
Parking:	Double Garage Detached						
Basement:	Full/Partly Finished						

Investor Alert! Great Inner City R-2 lot. MINUTES from Downtown, close to shopping, transit and Chinook Mall. Price is based on land value no access to the house or garage.

607 50 Avenue SW



MLS #:	C4027742	Status:	Sold	Beds:	3	L Price:	\$488,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$482,000	Sold Dt:	9/1/2015
Type:	Detached	Yr Blt:	1951	DOM:	11	Acres:	0.00
Style:	Bungalow	SqFt:	970				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Inner City R-2 50x120 FT Lot in Windsor Park. Private and Treed South Facing Backyard. Double Detached Garage. Good Investment or Redevelopment opportunity. Has been owner occupied for the past 26 years. We are told good Neighbors.

402 52 Avenue SW



MLS #:	C3634061	Status:	Sold	Beds:	2	L Price:	\$550,000
Location:	Windsor Park	Baths:	1/1	S Price:	\$525,000	Sold Dt:	10/22/2014
Type:	Detached	Yr Blt:	1949	DOM:	48	Acres:	
Style:	Bungalow	SqFt:	796				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Great Investment Opportunity! 50'x120' RC-2 lot. This south facing corner lot is in a Prime location! Within walking distance to Chinook Centre, Schools, Parks, Stanley Park, plus a bus stop just steps from this property that takes you to the nearby LRT Station! Only 7 minutes to Downtown! Great access to Macleod Trail, Glenmore and Elbow Drive! Windsor Park is a small vibrant inner city community with a new renovated community centre, playground, sports field and outdoor skating rink plus a new state of the art Fire Station. This community has undergone tremendous redevelopment with many of the original homes being replaced with infills and upscale single family homes.





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

719 55 Avenue SW



MLS #:	C3622031	Status:	Sold	Beds:	1	L Price:	\$599,900
Location:	Windsor Park	Baths:	1/0	S Price:	\$580,000	Sold Dt:	6/27/2014
Type:	Detached	Yr Blt:	1938	SqFt:	893	DOM:	11
Style:	Bungalow	Parking:		Acres:			
Basement:	Full/Partly Finished						

Land Value.. 50 x 120 ft. South lot..All As is ...PRIME LOCATION 719 55 Avenue SW. 7 minutes to downtown!! Walking distance to Chinook Centre, Britannia mall, Riverdale Park, Stanley Park, Sandy Beach & trendy shops & restaurants in Mission in beautifully treed Windsor Park. TENNIS COURTS, BASKETBALL COURTS, PLAYGROUND AND BASEBALL. Land Value Only.

540 56 Avenue SW



MLS #:	C3612946	Status:	Sold	Beds:	4	L Price:	\$599,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$595,000	Sold Dt:	5/8/2014
Type:	Detached	Yr Blt:	1956	SqFt:	1,242	DOM:	6
Style:	Bungalow	Parking:	Single Garage Attached, Double Garage Detached	Acres:			
Basement:	Full/Suite						

ATTENTION BUILDERS & DEVELOPERS: excellent 50' x 120' corner lot, zoned DC. Steps to Chinook Centre, restaurants and LRT. Quiet Windsor Park location. Solid 1,240 sq.ft. raised bungalow with a separate self-contained suite down. New roof, furnace and two hot water tanks. Two garages: double detached & single attached. Live-in, rent out or re-develop - priced mainly at land value. Great potential!!!! Limited access for showings due to shift work and dog which must be removed from property. Tenants rights for vacant possession but very good, long-term tenants in both suites who would like to stay if possible. Please call for more information.

720 55 Avenue SW



MLS #:	C3614909	Status:	Sold	Beds:	1	L Price:	\$509,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$609,900	Sold Dt:	5/12/2014
Type:	Detached	Yr Blt:	1953	SqFt:	893	DOM:	0
Style:	Bungalow	Parking:		Acres:			
Basement:	Full/Fully Finished						

ATTENTION INVESTORS... A FANTASTIC LOT IN WINDSOR PARK being offered for sale by the RESIDENT owners of OVER 50 YEARS! A great opportunity for a savvy investor to purchase at 'LAND VALUE ONLY' a large lot with a fantastic location that's close to DOWNTOWN, chinook centre, TRANSIT, SHOPS, SERVICES... right in the heart of WINDSOR PARK... perfect for future development. Although the long time owners are living in the home, the property is 'as is, where is'. Price is based on land value, no access to the house will be granted... DON'T DELAY, this property will sell quickly!!





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

726 52 Avenue SW



MLS #:	C3640613	Status:	Sold	Beds:	5	L Price:	\$664,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$615,000	Sold Dt:	11/20/2014
Type:	Detached	Yr Blt:	1956	DOM:	31	Acres:	
Style:	Bungalow	SqFt:	1,345				
Parking:	Single Garage Attached						
Basement:	Full/Fully Finished						

R-C2 50x120 Property on Lovely 52 Ave -Here's an all-around excellent opportunity - be it builder, investment/rental, live up/rent down, reno or move right in! Situated on a lovely tree-lined avenue, you're close to major amenities & minutes to DT. Large raised bungalow with separate walk-down entrance to 'scarcely below grade' lower level. 5 bedrms/2 bathrms. Kitchens up/down. Nicely landscaped yard. Attached grg. Steps to community center & tennis. Walk to Stanley/River Pks. Close to Elboya School, Britannia Plaza, Sunterra, Starbucks & near Chinook Ctr. Windsor Pk is a very popular area & scene of many new high-end homes. It's all here - in a sought after neighborhood!

531 53 Avenue SW



MLS #:	C3603362	Status:	Sold	Beds:	4	L Price:	\$649,900
Location:	Windsor Park	Baths:	2/1	S Price:	\$655,000	Sold Dt:	3/18/2014
Type:	Detached	Yr Blt:	1960	DOM:	11	Acres:	
Style:	Bungalow	SqFt:	1,526				
Parking:	Double Garage Detached, Over Sized, RV Parking						
Basement:	Full, See Remarks/Fully Finished, Suite						

ATTN RENOVATORS, INVESTORS, BUILDERS + ANYONE LOOKING FOR an R-2 SUBDIVIDABLE LOT w/RENTAL INCOME Potential. OVER 2490 SQ. FT. of DEVELOPED living space in this CHARMING Bungalow on a 557 SQ. MT. LOT w/an R2 w/Separate Entrance SUITE! LOCATED in the QUIET Neighbourhood of Windsor Park close to SCHOOLS, CHINOOK MALL, PARKS + ONLY MINUTES to DOWNTOWN! SOUTH FACING BACK YARD w/BEAUTIFUL MATURE TREES, SHRUBS + a MASSIVE LOFTED O-SIZED GARAGE + RV PARKING! A FUNCTIONAL Main Floor boasts a LARGE Living Room, GREAT-SIZED Kitchen w/MASSIVE Island + Breakfast Nook, FORMAL DINING ROOM, HUGE Master Suite w/EN-SUITE + WALK-IN Closet, 2nd BDRM + 4 pce Bath. Downstairs is a FULLY Developed WALK-UP SUITE w/KITCHEN, Dining Room, HUGE Family Room, 2 SPACIOUS Bedrooms + a 4 pce BATH. Looking for ***O P P O R T U N I T Y*** then this is it. GREAT LOCATION + R-2 LOT, plus a RENTABLE BUNGALOW till the APPROVALS are in place. IN this HEATED MARKET VALUE'S are rising, don't miss this one, Location, Location, Location!





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

428 51 Avenue SW



MLS #:	C3632525	Status:	Sold	Beds:	5	L Price:	\$689,800
Location:	Windsor Park	Baths:	2/0	S Price:	\$675,000	Sold Dt:	9/15/2014
Type:	Detached	Yr Blt:	1956	Sold Dt:	9/15/2014	DOM:	24
Style:	Bungalow	SqFt:	1,280	Acres:			
Parking:	Double Garage Detached, Insulated, Heated, Over Sized						
Basement:	Full, Walkout/Suite, Fully Finished						

ATTENTION INVESTORS, BUILDERS & DEVELOPERS!!! Fantastic LOCATION AND OPPORTUNITY for this 50'x 120' R-C2 LOT comes with nicely RENOVATED 1280 sq. ft. raised bungalow with walk up basement and self contained legal suite. The upper level has open floor plan with large living room and formal dining room, hardwood floor, large kitchen, 3 nice size bedrooms and a 4pc bathroom. The lower level has large windows, separate entrance, spacious living room, 2 spacious bedrooms, kitchen with eating area, 4 pc bathroom, laminate flooring, huge laundry room and more. This home is super clean and it shows great. The exterior was repainted, it has large new deck, new fence, 22'x22' double garage and parking for 2 more vehicles. New infills are surrounding this lovely home. YOU WILL BE IMPRESSED!

420 51 Avenue SW



MLS #:	C3591334	Status:	Sold	Beds:	4	L Price:	\$699,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$685,000	Sold Dt:	2/22/2014
Type:	Detached	Yr Blt:	1936	Sold Dt:	2/22/2014	DOM:	115
Style:	Bungalow	SqFt:	1,053	Acres:			
Parking:	Double Garage Attached						
Basement:	Full/Fully Finished						

Professionally updated and upgraded bungalow by Housebrand, on a mature lot in Windsor Park. Fully updated in 2007, inside and out, custom kitchen cabinets with quartz counters, bamboo flooring, open main floor plan, fabulous bathrooms. As soon as you walk up to the custom front door you'll feel the energy of this beautiful home. The greatroom plan with miles of countertops and deep stained cabinetry overlooks the builtin dining seating plus the view from the cozy family room onto the large deck and mature landscaping of the back garden. Everything in this home was updated, wiring, plumbing, insulation, roofing, furnace, windows. Yet it keeps the character of the community. Downstairs you'll find huge windows in the 3 bedrooms and den, plus there's a beautiful bathroom, with heated floor, plus a bright laundry room. There's tons of room in the back yard to entertain and play with the kids plus a large double garage. Great innercity property, walk to school, shops and transit.





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

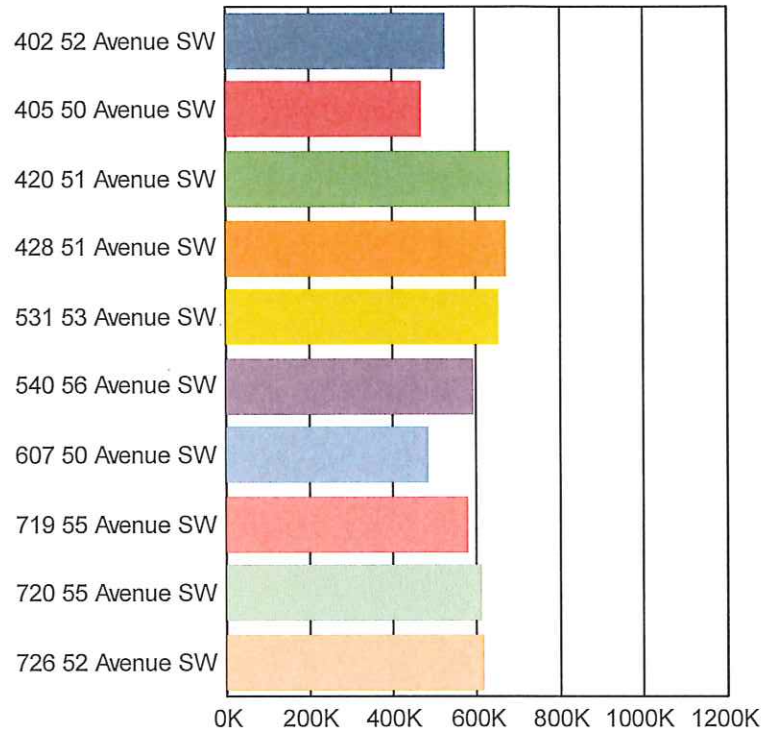
Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	10
Lowest Price	\$470,000
Highest Price	\$685,000
Average Price	\$589,190
Avg. Price/SqFt	\$555.23
Avg DOM	28





Comparative Market Analysis

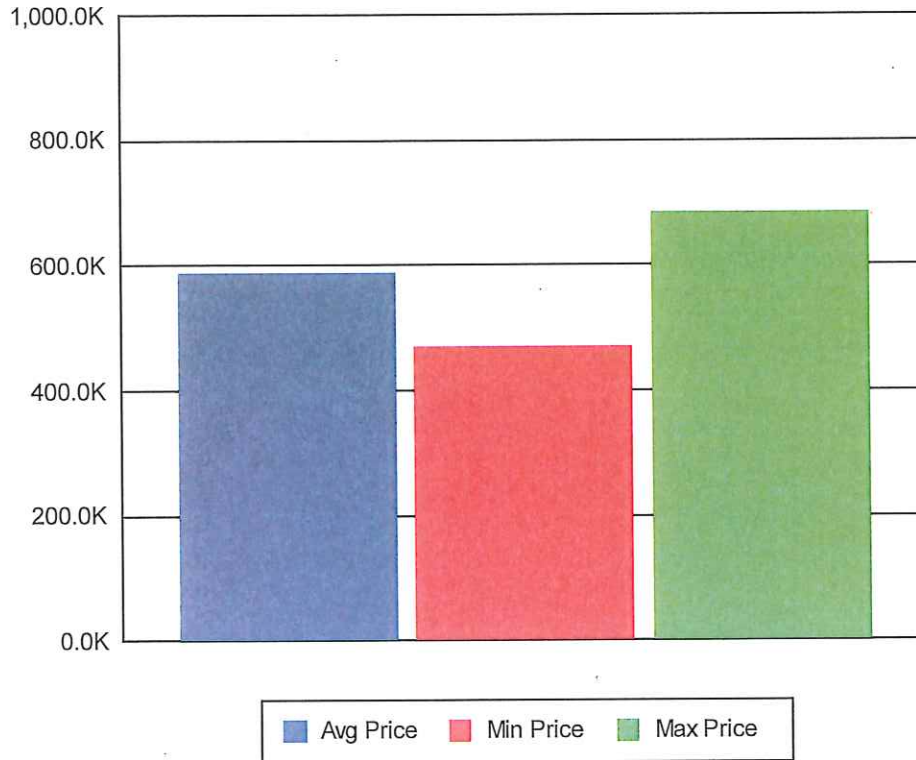
728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$470,000	\$685,000	\$589,190	\$555.23
Totals / Averages	\$470,000	\$685,000	\$589,190	\$555.23

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
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Total Averages

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Sold								
S	405 50 AV SW	1	0/0	904	\$479,900	\$470,000	05/14/2014	7
S	607 50 AV SW	3	2/0	970	\$488,000	\$482,000	09/01/2015	11
S	402 52 AV SW	2	1/1	796	\$550,000	\$525,000	10/22/2014	48

Researched and prepared by Dwayne Reilander



Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
S	719 55 AV SW	1	1/0	893	\$599,900	\$580,000	06/27/2014	11
S	540 56 AV SW	4	2/0	1,242	\$599,900	\$595,000	05/08/2014	6
S	720 55 AV SW	1	0/0	893	\$509,900	\$609,900	05/12/2014	0
S	726 52 AV SW	5	2/0	1,345	\$664,000	\$615,000	11/20/2014	31
S	531 53 AV SW	4	2/1	1,526	\$649,900	\$655,000	03/18/2014	11
S	428 51 AV SW	5	2/0	1,280	\$689,800	\$675,000	09/15/2014	24
S	420 51 AV SW	4	2/0	1,053	\$699,900	\$685,000	02/22/2014	115





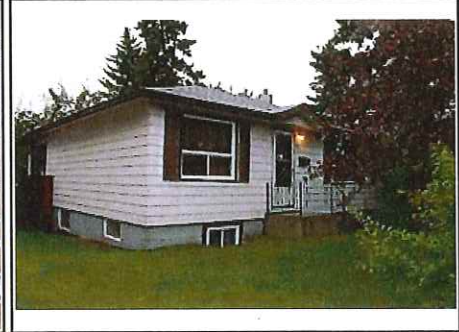
Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property
728 55 Avenue SW , Calgary

Details
405 50 Avenue SW , Calgary

Adjust **Details**
607 50 Avenue SW , Calgary

Adjust

MLS#

C3613879

C4027742

Status

Sold

Sold

List Price

\$479,900

\$488,000

Sale Price

\$470,000

\$482,000

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	867	904	0.00	970	0.00
Yr Built	1953	1940	0	1951	0
Bedrooms	1	1	0	3	0
Bsmnt Dev	Fully Finished	Partly Finished	0	Fully Finished	0
Full Baths	0	0	0	2	0
Half Baths	0	0	0	0	0
Sold Date		05/14/2014	0	09/01/2015	0
Parking	Single Garage Detached	Double Garage Detached	0	Double Garage Detached	0
Acres			0	0.00	0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	551500		0		0

Price	\$470,000	\$482,000
Total Adjustments	\$0	\$0
Adjusted Price	\$470,000	\$482,000





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
728 55 Avenue SW , Calgary	402 52 Avenue SW , Calgary		719 55 Avenue SW , Calgary	
MLS#	C3634061		C3622031	
Status	Sold		Sold	
List Price	\$550,000		\$599,900	
Sale Price	\$525,000		\$580,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	867	796	0.00	893	0.00
Yr Built	1953	1949	0	1938	0
Bedrooms	1	2	0	1	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Partly Finished	0
Full Baths	0	1	0	1	0
Half Baths	0	1	0	0	0
Sold Date		10/22/2014	0	06/27/2014	0
Parking	Single Garage Detached	Double Garage Detached	0		0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	551500		0		0

Price	\$525,000	\$580,000
Total Adjustments	\$0	\$0
Adjusted Price	\$525,000	\$580,000





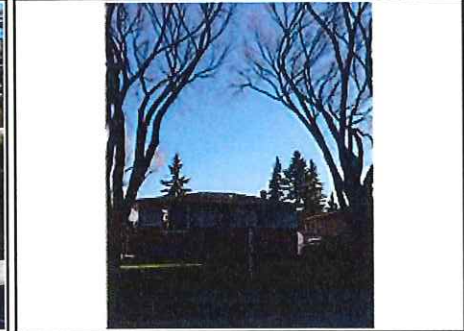
Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
728 55 Avenue SW , Calgary	540 56 Avenue SW , Calgary		720 55 Avenue SW , Calgary	
MLS#	C3612946		C3614909	
Status	Sold		Sold	
List Price	\$599,900		\$509,900	
Sale Price	\$595,000		\$609,900	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	867	1,242	0.00	893	0.00
Yr Built	1953	1956	0	1953	0
Bedrooms	1	4	0	1	0
Bsmnt Dev	Fully Finished	Suite	0	Fully Finished	0
Full Baths	0	2	0	0	0
Half Baths	0	0	0	0	0
Sold Date		05/08/2014	0	05/12/2014	0
Parking	Single Garage Detached	Single Garage Attached, Double Garage	0		0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	551500		0		0

Price	\$595,000	\$609,900
Total Adjustments	\$0	\$0
Adjusted Price	\$595,000	\$609,900





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
728 55 Avenue SW , Calgary	726 52 Avenue SW , Calgary		531 53 Avenue SW , Calgary	
MLS#	C3640613		C3603362	
Status	Sold		Sold	
List Price	\$664,000		\$649,900	
Sale Price	\$615,000		\$655,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	867	1,345	0.00	1,526	0.00
Yr Built	1953	1956	0	1960	0
Bedrooms	1	5	0	4	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished, Suite	0
Full Baths	0	2	0	2	0
Half Baths	0	0	0	1	0
Sold Date		11/20/2014	0	03/18/2014	0
Parking	Single Garage Detached	Single Garage Attached	0	Double Garage Detached, Over Sized,	0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Asses	551500		0		0

Price	\$615,000	\$655,000
Total Adjustments	\$0	\$0
Adjusted Price	\$615,000	\$655,000





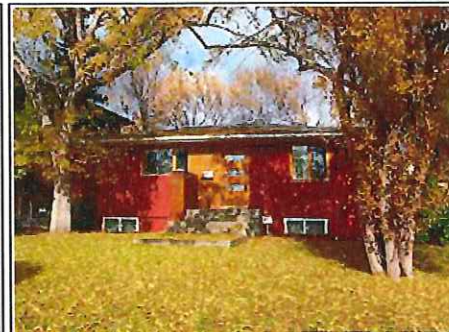
Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
728 55 Avenue SW , Calgary	428 51 Avenue SW , Calgary		420 51 Avenue SW , Calgary	
MLS#	C3632525		C3591334	
Status	Sold		Sold	
List Price	\$689,800		\$699,900	
Sale Price	\$675,000		\$685,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	867	1,280	0.00	1,053	0.00
Yr Built	1953	1956	0	1936	0
Bedrooms	1	5	0	4	0
Bsmnt Dev	Fully Finished	Suite, Fully Finished	0	Fully Finished	0
Full Baths	0	2	0	2	0
Half Baths	0	0	0	0	0
Sold Date		09/15/2014	0	02/22/2014	0
Parking	Single Garage Detached	Double Garage Detached, Insulated,	0	Double Garage Attached	0
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	551500		0		0

Price	\$675,000	\$685,000
Total Adjustments	\$0	\$0
Adjusted Price	\$675,000	\$685,000





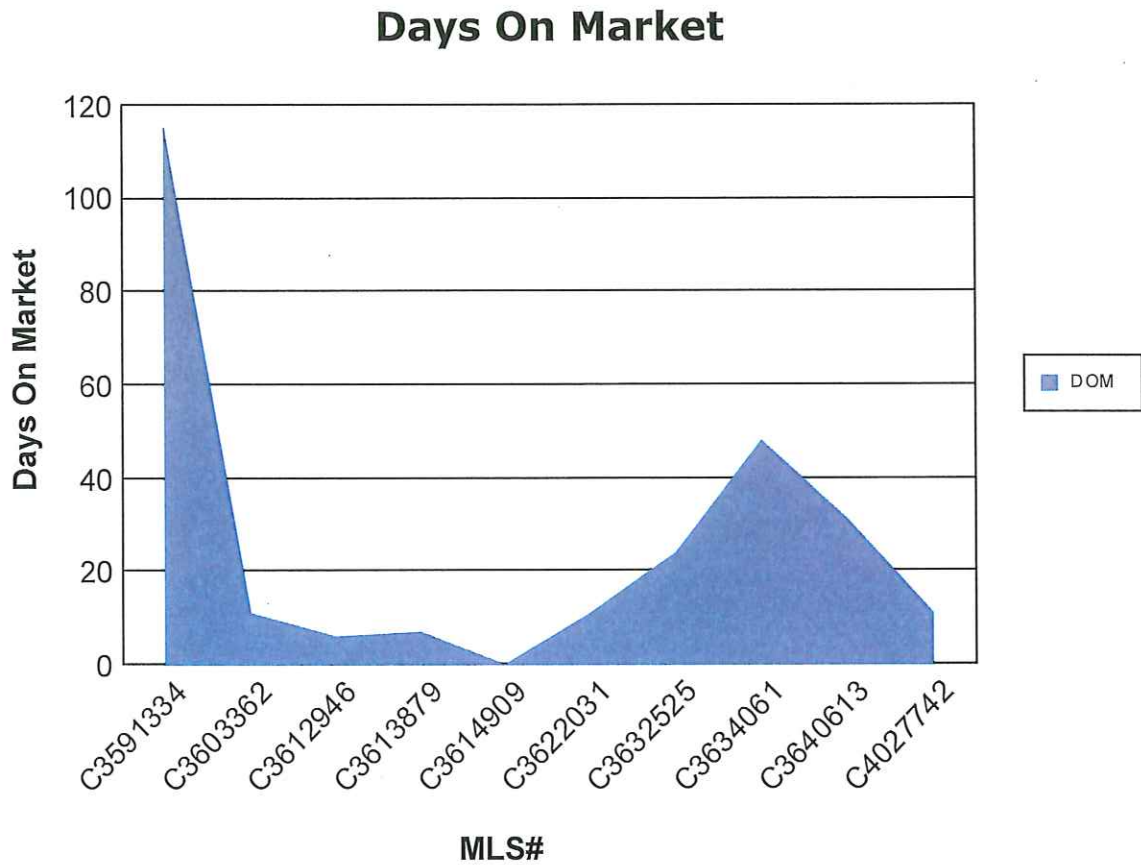
Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

Number of Days On Market

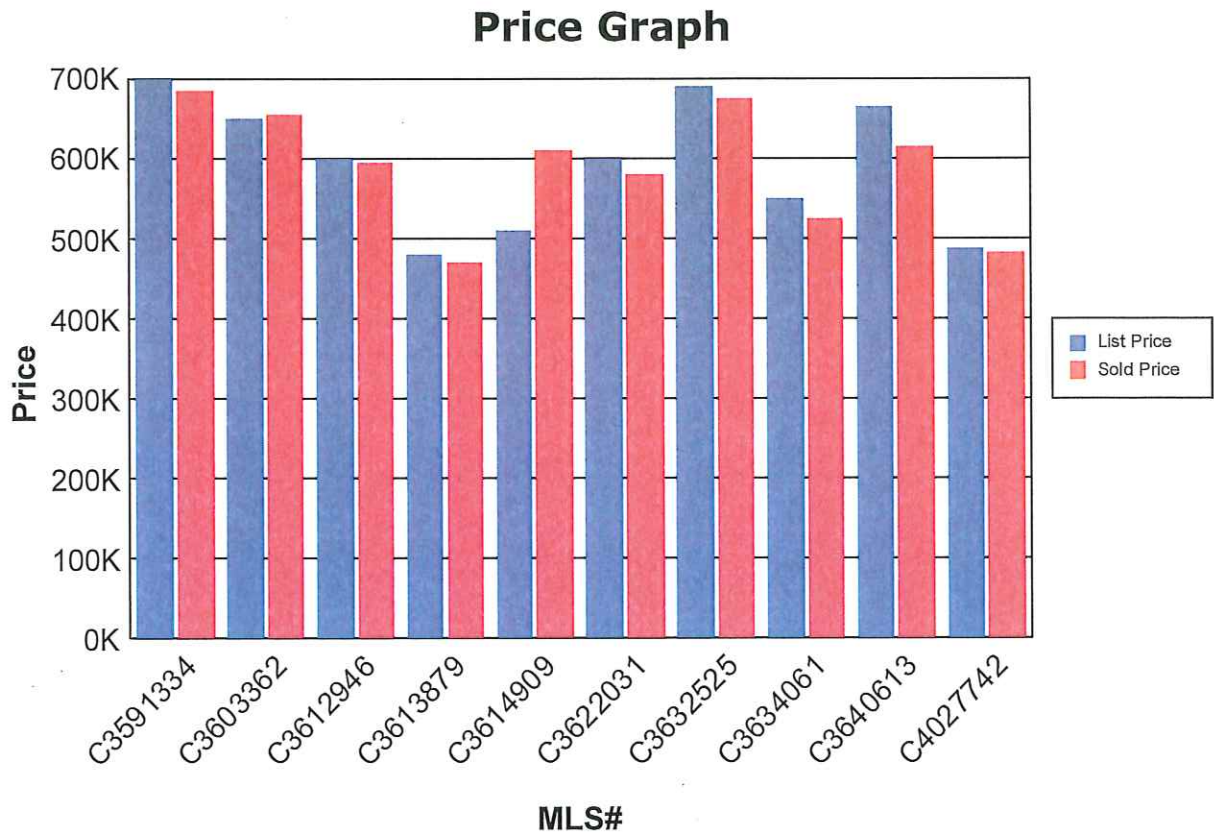
This graph illustrates the number of days on market for the listings in this analysis.





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$479,900 and \$699,900

Selling Price between \$470,000 and \$685,000

1 to 5 Bedrooms

0 to 2 Full Bathrooms

0 to 1 Half Bathroom

796 to 1,526 Square Feet

\$425.88 to \$690.95 per Square Foot

\$429.23 to \$682.98 per Sold Square Foot

Year Built between 1936 and 1960





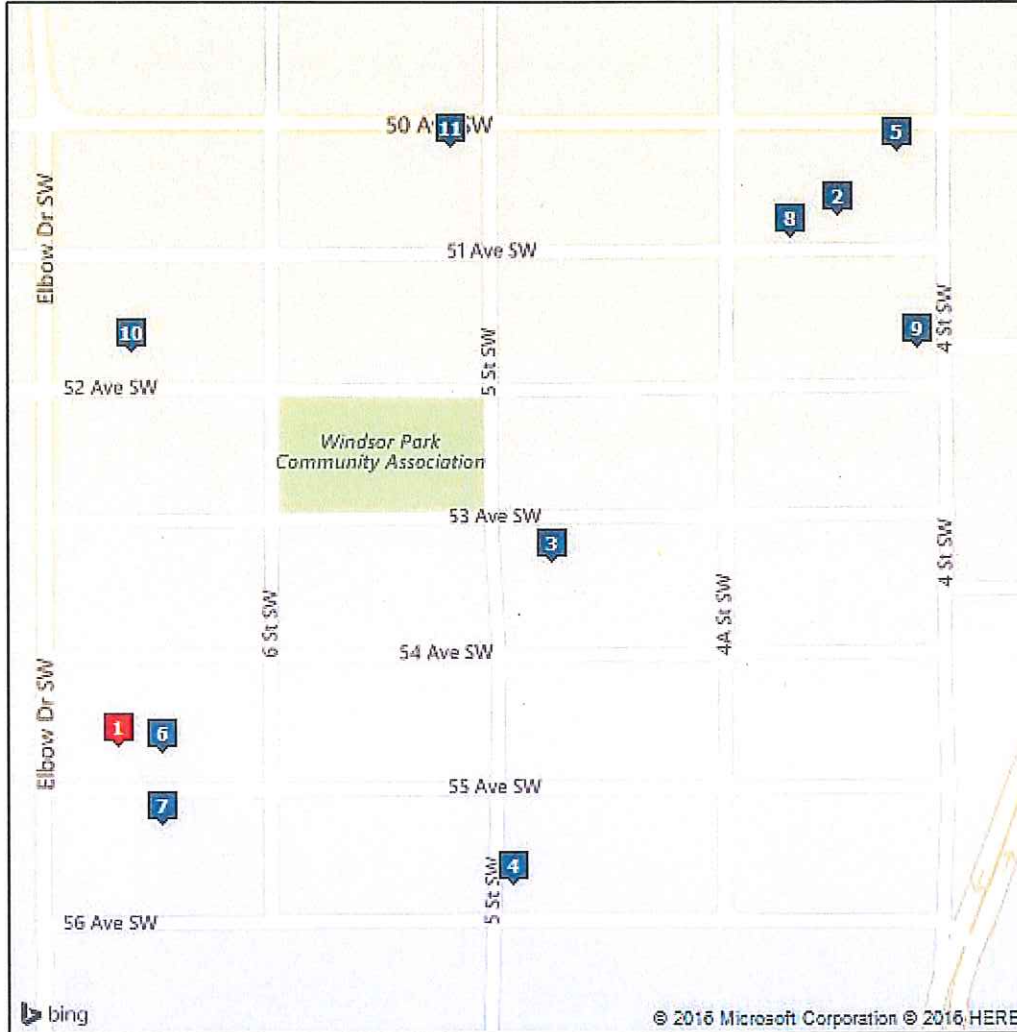
Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 728 55 Avenue SW
- 2 420 51 Avenue SW
- 3 531 53 Avenue SW
- 4 540 56 Avenue SW
- 5 405 50 Avenue SW
- 6 720 55 Avenue SW
- 7 719 55 Avenue SW
- 8 428 51 Avenue SW
- 9 402 52 Avenue SW
- 10 726 52 Avenue SW
- 11 607 50 Avenue SW





Comparative Market Analysis

728 55 Avenue SW
Calgary, T2V 0G3

Thursday, February 4, 2016

Pricing Recommendation

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$600,000.

There are three main considerations here: 1) The highest and best use of any of the properties considered is to be subdivided and to have in-fills built on the land. As such, current value is essentially land value with little consideration for the state of the existing houses. 2) Two of the comparable properties (719 55 Ave - Sold for \$580,000 and 720 55 Ave - Sold for \$609,900) are on the very same block of the same street as all of the subject properties, and 3) the current upheaval of the Alberta economy and by extension the Calgary Real Estate market has caused a contraction of resale home prices. This devaluation is expected to continue through 2016 and has the potential to grow into a major market correction. Housing prices in six months may be drastically lower than they are today.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.





Comparative Market Analysis

This Comparative Market Analysis was prepared solely for the client named herein . It was not prepared by an authorized real estate appraiser and is not a real estate appraisal. It does not comply with the standards of professional appraisal practice and should not be used in lieu of an appraisal performed by an authorized appraiser.



Researched and prepared by
Dwayne Reilander

Prepared exclusively for
Sarah Hawco

Prepared on
February 04, 2016

Subject Property
735 55 Avenue SW
Calgary, Alberta
T2V 0G4



Dwayne Reilander
DISCOVER REAL ESTATE LTD.
2600 7th Ave NE
CALGARY, Alberta T2A 2L8
403 250 4915
Dwayne@PropertyWay.ca



Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	MLS#	Bd	FB	HB	SqFt	YrBlt	Sold Price	\$/SqFt	Sold Date
735 55 Avenue SW		3	2	0	823	1951		771.57	
405 50 Avenue SW	C3613879	1	0	0	904	1940	\$470,000	\$519.91	05/14/2014
607 50 Avenue SW	C4027742	3	2	0	970	1951	\$482,000	\$496.91	09/01/2015
402 52 Avenue SW	C3634061	2	1	1	796	1949	\$525,000	\$659.55	10/22/2014
719 55 Avenue SW	C3622031	1	1	0	893	1938	\$580,000	\$649.50	06/27/2014
540 56 Avenue SW	C3612946	4	2	0	1,242	1956	\$595,000	\$479.07	05/08/2014
720 55 Avenue SW	C3614909	1	0	0	893	1953	\$609,900	\$682.98	05/12/2014
726 52 Avenue SW	C3640613	5	2	0	1,345	1956	\$615,000	\$457.25	11/20/2014
531 53 Avenue SW	C3603362	4	2	1	1,526	1960	\$655,000	\$429.23	03/18/2014
428 51 Avenue SW	C3632525	5	2	0	1,280	1956	\$675,000	\$527.34	09/15/2014
420 51 Avenue SW	C3591334	4	2	0	1,053	1936	\$685,000	\$650.52	02/22/2014
Averages:		3	1	0	1,090	1950	\$589,190	\$555.23	

	Low	Median	Average	High	Count
Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10
Adjusted Comparable Price	\$470,000	\$602,450	\$589,190	\$685,000	10

On Average, the 'Closed' status comparable listings sold in 28 days for \$589,190



Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

405 50 Avenue SW



MLS #:	C3613879	Status:	Sold	Beds:	1	L Price:	\$479,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$470,000	Sold Dt:	5/14/2014
Type:	Detached	Yr Blt:	1940	DOM:	7	Acres:	
Style:	Bungalow	SqFt:	904				
Parking:	Double Garage Detached						
Basement:	Full/Partly Finished						

Investor Alert! Great Inner City R-2 lot. MINUTES from Downtown, close to shopping, transit and Chinook Mall. Price is based on land value no access to the house or garage.

607 50 Avenue SW



MLS #:	C4027742	Status:	Sold	Beds:	3	L Price:	\$488,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$482,000	Sold Dt:	9/1/2015
Type:	Detached	Yr Blt:	1951	DOM:	11	Acres:	0.00
Style:	Bungalow	SqFt:	970				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Inner City R-2 50x120 FT Lot in Windsor Park. Private and Treed South Facing Backyard. Double Detached Garage. Good Investment or Redevelopment opportunity. Has been owner occupied for the past 26 years. We are told good Neighbors.

402 52 Avenue SW



MLS #:	C3634061	Status:	Sold	Beds:	2	L Price:	\$550,000
Location:	Windsor Park	Baths:	1/1	S Price:	\$525,000	Sold Dt:	10/22/2014
Type:	Detached	Yr Blt:	1949	DOM:	48	Acres:	
Style:	Bungalow	SqFt:	796				
Parking:	Double Garage Detached						
Basement:	Full/Fully Finished						

Great Investment Opportunity! 50'x120' RC-2 lot. This south facing corner lot is in a Prime location! Within walking distance to Chinook Centre, Schools, Parks, Stanley Park, plus a bus stop just steps from this property that takes you to the nearby LRT Station! Only 7 minutes to Downtown! Great access to Macleod Trail, Glenmore and Elbow Drive! Windsor Park is a small vibrant inner city community with a new renovated community centre, playground, sports field and outdoor skating rink plus a new state of the art Fire Station. This community has undergone tremendous redevelopment with many of the original homes being replaced with infills and upscale single family homes.



Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

719 55 Avenue SW



MLS #:	C3622031	Status:	Sold	Beds:	1	L Price:	\$599,900
Location:	Windsor Park	Baths:	1/0	S Price:	\$580,000	Sold Dt:	6/27/2014
Type:	Detached	Yr Blt:	1938	DOM:	11	Acres:	
Style:	Bungalow	SqFt:	893				
Parking:							
Basement:	Full/Partly Finished						

Land Value.. 50 x 120 ft. South lot..All As is ...PRIME LOCATION 719 55 Avenue SW. 7 minutes to downtown!! Walking distance to Chinook Centre, Britannia mall, Riverdale Park, Stanley Park, Sandy Beach & trendy shops & restaurants in Mission in beautifully treed Windsor Park. TENNIS COURTS, BASKETBALL COURTS, PLAYGROUND AND BASEBALL. Land Value Only.

540 56 Avenue SW



MLS #:	C3612946	Status:	Sold	Beds:	4	L Price:	\$599,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$595,000	Sold Dt:	5/8/2014
Type:	Detached	Yr Blt:	1956	DOM:	6	Acres:	
Style:	Bungalow	SqFt:	1,242				
Parking:	Single Garage Attached, Double Garage Detached						
Basement:	Full/Suite						

ATTENTION BUILDERS & DEVELOPERS: excellent 50' x 120' corner lot, zoned DC. Steps to Chinook Centre, restaurants and LRT. Quiet Windsor Park location. Solid 1,240 sq.ft. raised bungalow with a separate self-contained suite down. New roof, furnace and two hot water tanks. Two garages: double detached & single attached. Live-in, rent out or re-develop - priced mainly at land value. Great potential!!! Limited access for showings due to shift work and dog which must be removed from property. Tenants rights for vacant possession but very good, long-term tenants in both suites who would like to stay if possible. Please call for more information.

720 55 Avenue SW



MLS #:	C3614909	Status:	Sold	Beds:	1	L Price:	\$509,900
Location:	Windsor Park	Baths:	0/0	S Price:	\$609,900	Sold Dt:	5/12/2014
Type:	Detached	Yr Blt:	1953	DOM:	0	Acres:	
Style:	Bungalow	SqFt:	893				
Parking:							
Basement:	Full/Fully Finished						

ATTENTION INVESTORS... A FANTASTIC LOT IN WINDSOR PARK being offered for sale by the RESIDENT owners of OVER 50 YEARS! A great opportunity for a savvy investor to purchase at 'LAND VALUE ONLY' a large lot with a fantastic location that's close to DOWNTOWN, chinook centre, TRANSIT, SHOPS, SERVICES... right in the heart of WINDSOR PARK... perfect for future development. Although the long time owners are living in the home, the property is 'as is, where is'. Price is based on land value, no access to the house will be granted... DON'T DELAY, this property will sell quickly!!





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

726 52 Avenue SW



MLS #:	C3640613	Status:	Sold	Beds:	5	L Price:	\$664,000
Location:	Windsor Park	Baths:	2/0	S Price:	\$615,000	Sold Dt:	11/20/2014
Type:	Detached	Yr Blt:	1956	DOM:	31	Acres:	
Style:	Bungalow	SqFt:	1,345				
Parking:	Single Garage Attached						
Basement:	Full/Fully Finished						

R-C2 50x120 Property on Lovely 52 Ave -Here's an all-around excellent opportunity - be it builder, investment/rental, live up/rent down, reno or move right in! Situated on a lovely tree-lined avenue, you're close to major amenities & minutes to DT. Large raised bungalow with separate walk-down entrance to 'scarcely below grade' lower level. 5 bedrms/2 bathrms. Kitchens up/down. Nicely landscaped yard. Attached grg. Steps to community center & tennis. Walk to Stanley/River Pks. Close to Elboya School, Britannia Plaza, Sunterra, Starbucks & near Chinook Ctr. Windsor Pk is a very popular area & scene of many new high-end homes. It's all here - in a sought after neighborhood!

531 53 Avenue SW



MLS #:	C3603362	Status:	Sold	Beds:	4	L Price:	\$649,900
Location:	Windsor Park	Baths:	2/1	S Price:	\$655,000	Sold Dt:	3/18/2014
Type:	Detached	Yr Blt:	1960	DOM:	11	Acres:	
Style:	Bungalow	SqFt:	1,526				
Parking:	Double Garage Detached, Over Sized, RV Parking						
Basement:	Full, See Remarks/Fully Finished, Suite						

ATTN RENOVATORS, INVESTORS, BUILDERS + ANYONE LOOKING FOR an R-2 SUBDIVIDABLE LOT w/RENTAL INCOME Potential. OVER 2490 SQ. FT. of DEVELOPED living space in this CHARMING Bungalow on a 557 SQ. MT. LOT w/an R2 w/Separate Entrance SUITE! LOCATED in the QUIET Neighbourhood of Windsor Park close to SCHOOLS, CHINOOK MALL, PARKS + ONLY MINUTES to DOWNTOWN! SOUTH FACING BACK YARD w/BEAUTIFUL MATURE TREES, SHRUBS + a MASSIVE LOFTED O-SIZED GARAGE + RV PARKING! A FUNCTIONAL Main Floor boasts a LARGE Living Room, GREAT-SIZED Kitchen w/MASSIVE Island + Breakfast Nook, FORMAL DINING ROOM, HUGE Master Suite w/EN-SUITE + WALK-IN Closet, 2nd BDRM + 4 pce Bath. Downstairs is a FULLY Developed WALK-UP SUITE w/KITCHEN, Dining Room, HUGE Family Room, 2 SPACIOUS Bedrooms + a 4 pce BATH. Looking for ***O P P O R T U N I T Y*** then this is it. GREAT LOCATION + R-2 LOT, plus a RENTABLE BUNGALOW till the APPROVALS are in place. IN this HEATED MARKET VALUE'S are rising, don't miss this one, Location, Location, Location!





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

428 51 Avenue SW



MLS #:	C3632525	Status:	Sold	Beds:	5	L Price:	\$689,800
Location:	Windsor Park	Baths:	2/0	S Price:	\$675,000	Sold Dt:	9/15/2014
Type:	Detached	Yr Blt:	1956	DOM:	24	Acres:	
Style:	Bungalow	SqFt:	1,280				
Parking:	Double Garage Detached, Insulated, Heated, Over Sized						
Basement:	Full, Walkout/Suite, Fully Finished						

ATTENTION INVESTORS, BUILDERS & DEVELOPERS!!! Fantastic LOCATION AND OPPORTUNITY for this 50'x 120' R-C2 LOT comes with nicely RENOVATED 1280 sq. ft. raised bungalow with walk up basement and self contained legal suite. The upper level has open floor plan with large living room and formal dining room, hardwood floor, large kitchen, 3 nice size bedrooms and a 4pc bathroom. The lower level has large windows, separate entrance, spacious living room, 2 spacious bedrooms, kitchen with eating area, 4 pc bathroom, laminate flooring, huge laundry room and more. This home is super clean and it shows great. The exterior was repainted, it has large new deck, new fence, 22'x22' double garage and parking for 2 more vehicles. New infills are surrounding this lovely home. YOU WILL BE IMPRESSED!

420 51 Avenue SW



MLS #:	C3591334	Status:	Sold	Beds:	4	L Price:	\$699,900
Location:	Windsor Park	Baths:	2/0	S Price:	\$685,000	Sold Dt:	2/22/2014
Type:	Detached	Yr Blt:	1936	DOM:	115	Acres:	
Style:	Bungalow	SqFt:	1,053				
Parking:	Double Garage Attached						
Basement:	Full/Fully Finished						

Professionally updated and upgraded bungalow by Housebrand, on a mature lot in Windsor Park. Fully updated in 2007, inside and out, custom kitchen cabinets with quartz counters, bamboo flooring, open main floor plan, fabulous bathrooms. As soon as you walk up to the custom front door you'll feel the energy of this beautiful home. The great room plan with miles of countertops and deep stained cabinetry overlooks the builtin dining seating plus the view from the cozy family room onto the large deck and mature landscaping of the back garden. Everything in this home was updated, wiring, plumbing, insulation, roofing, furnace, windows. Yet it keeps the character of the community. Downstairs you'll find huge windows in the 3 bedrooms and den, plus there's a beautiful bathroom, with heated floor, plus a bright laundry room. There's tons of room in the back yard to entertain and play with the kids plus a large double garage. Great innercity property, walk to school, shops and transit.





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

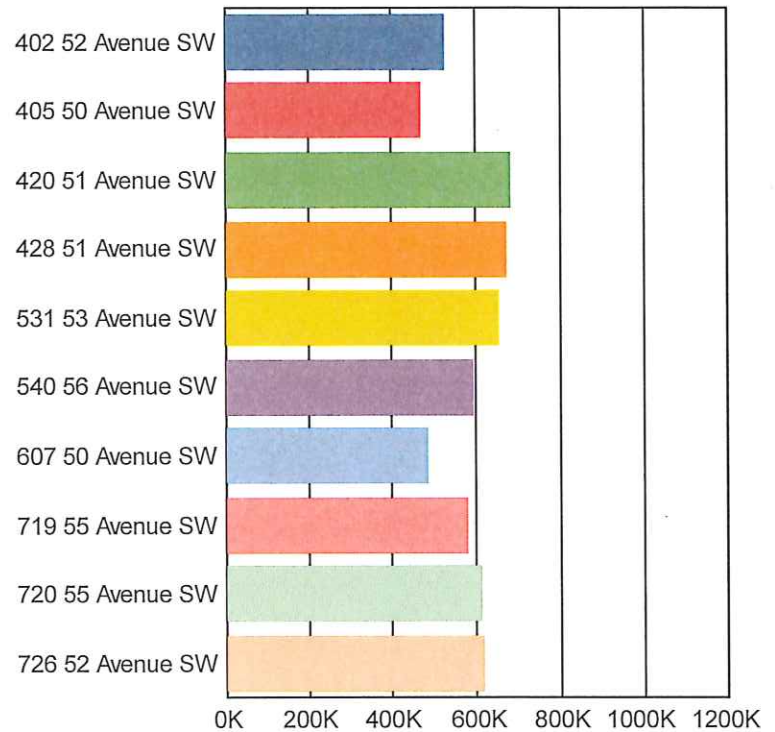
Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	10
Lowest Price	\$470,000
Highest Price	\$685,000
Average Price	\$589,190
Avg. Price/SqFt	\$555.23
Avg DOM	28





Comparative Market Analysis

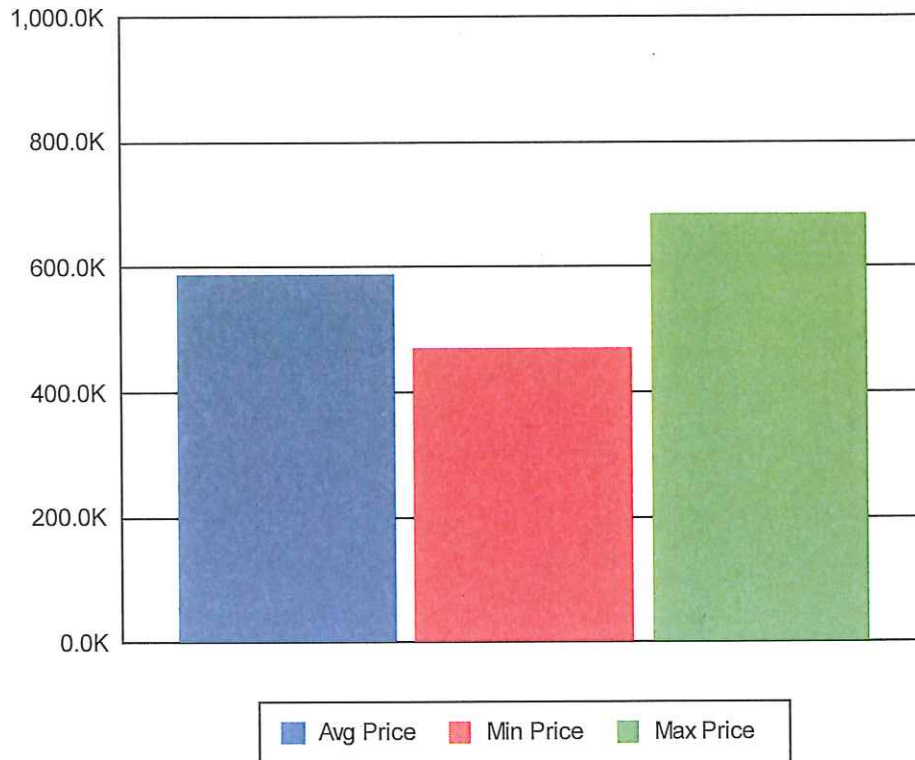
735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$470,000	\$685,000	\$589,190	\$555.23
Totals / Averages	\$470,000	\$685,000	\$589,190	\$555.23

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
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Total Averages

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Sold								
S	405 50 AV SW	1	0/0	904	\$479,900	\$470,000	05/14/2014	7
S	607 50 AV SW	3	2/0	970	\$488,000	\$482,000	09/01/2015	11
S	402 52 AV SW	2	1/1	796	\$550,000	\$525,000	10/22/2014	48

Researched and prepared by Dwayne Reilander



Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
S	719 55 AV SW	1	1/0	893	\$599,900	\$580,000	06/27/2014	11
S	540 56 AV SW	4	2/0	1,242	\$599,900	\$595,000	05/08/2014	6
S	720 55 AV SW	1	0/0	893	\$509,900	\$609,900	05/12/2014	0
S	726 52 AV SW	5	2/0	1,345	\$664,000	\$615,000	11/20/2014	31
S	531 53 AV SW	4	2/1	1,526	\$649,900	\$655,000	03/18/2014	11
S	428 51 AV SW	5	2/0	1,280	\$689,800	\$675,000	09/15/2014	24
S	420 51 AV SW	4	2/0	1,053	\$699,900	\$685,000	02/22/2014	115





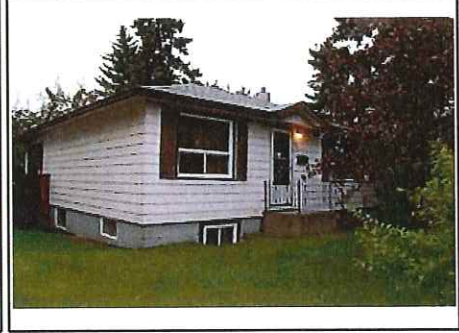
Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property
735 55 Avenue SW , Calgary

Details
405 50 Avenue SW , Calgary

Adjust **Details**
607 50 Avenue SW , Calgary

Adjust

MLS#	C3613879	C4027742
Status	Sold	Sold
List Price	\$479,900	\$488,000
Sale Price	\$470,000	\$482,000

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	823	904	0.00	970	0.00
Yr Built	1951	1940	0	1951	0
Bedrooms	3	1	0	3	0
Bsmnt Dev	Fully Finished	Partly Finished	0	Fully Finished	0
Full Baths	2	0	0	2	0
Half Baths	0	0	0	0	0
Sold Date		05/14/2014	0	09/01/2015	0
Parking	Quad or More Detached	Double Garage Detached	0	Double Garage Detached	0
Acres	0		0	0.00	0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	631500		0		0

Price	\$470,000	\$482,000
Total Adjustments	\$0	\$0
Adjusted Price	\$470,000	\$482,000





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
735 55 Avenue SW , Calgary	402 52 Avenue SW , Calgary		719 55 Avenue SW , Calgary	
MLS#	C3634061		C3622031	
Status	Sold		Sold	
List Price	\$550,000		\$599,900	
Sale Price	\$525,000		\$580,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	823	796	0.00	893	0.00
Yr Built	1951	1949	0	1938	0
Bedrooms	3	2	0	1	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Partly Finished	0
Full Baths	2	1	0	1	0
Half Baths	0	1	0	0	0
Sold Date		10/22/2014	0	06/27/2014	0
Parking	Quad or More Detached	Double Garage Detached	0		0
Acres	0		0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	631500		0		0

Price	\$525,000	\$580,000
Total Adjustments	\$0	\$0
Adjusted Price	\$525,000	\$580,000





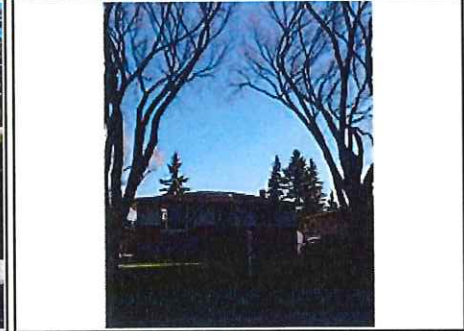
Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
735 55 Avenue SW , Calgary	540 56 Avenue SW , Calgary		720 55 Avenue SW , Calgary	
MLS#	C3612946		C3614909	
Status	Sold		Sold	
List Price	\$599,900		\$509,900	
Sale Price	\$595,000		\$609,900	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Fir Area	823	1,242	0.00	893	0.00
Yr Built	1951	1956	0	1953	0
Bedrooms	3	4	0	1	0
Bsmnt Dev	Fully Finished	Suite	0	Fully Finished	0
Full Baths	2	2	0	0	0
Half Baths	0	0	0	0	0
Sold Date		05/08/2014	0	05/12/2014	0
Parking	Quad or More Detached	Single Garage Attached, Double Garage	0		0
Acres	0		0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	631500		0		0

Price	\$595,000	\$609,900
Total Adjustments	\$0	\$0
Adjusted Price	\$595,000	\$609,900





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
735 55 Avenue SW , Calgary	726 52 Avenue SW , Calgary		531 53 Avenue SW , Calgary	
MLS#	C3640613		C3603362	
Status	Sold		Sold	
List Price	\$664,000		\$649,900	
Sale Price	\$615,000		\$655,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Flr Area	823	1,345	0.00	1,526	0.00
Yr Built	1951	1956	0	1960	0
Bedrooms	3	5	0	4	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished, Suite	0
Full Baths	2	2	0	2	0
Half Baths	0	0	0	1	0
Sold Date		11/20/2014	0	03/18/2014	0
Parking	Quad or More Detached	Single Garage Attached	0	Double Garage Detached, Over Sized,	0
Acres	0		0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	631500		0		0

Price	\$615,000	\$655,000
Total Adjustments	\$0	\$0
Adjusted Price	\$615,000	\$655,000





Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property
735 55 Avenue SW , Calgary

Details
428 51 Avenue SW , Calgary

Adjust **Details**
420 51 Avenue SW , Calgary

	Subject Property	Details	Adjust	Details	Adjust
MLS#		C3632525		C3591334	
Status		Sold		Sold	
List Price		\$689,800		\$699,900	
Sale Price		\$675,000		\$685,000	

Style	Bungalow	Bungalow	0	Bungalow	0
Ttl Fir Area	823	1,280	0.00	1,053	0.00
Yr Built	1951	1956	0	1936	0
Bedrooms	3	5	0	4	0
Bsmnt Dev	Fully Finished	Suite, Fully Finished	0	Fully Finished	0
Full Baths	2	2	0	2	0
Half Baths	0	0	0	0	0
Sold Date		09/15/2014	0	02/22/2014	0
Parking	Quad or More Detached	Double Garage Detached, Insulated,	0	Double Garage Attached	0
Acres	0		0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	631500		0		0

Price	\$675,000	\$685,000
Total Adjustments	\$0	\$0
Adjusted Price	\$675,000	\$685,000





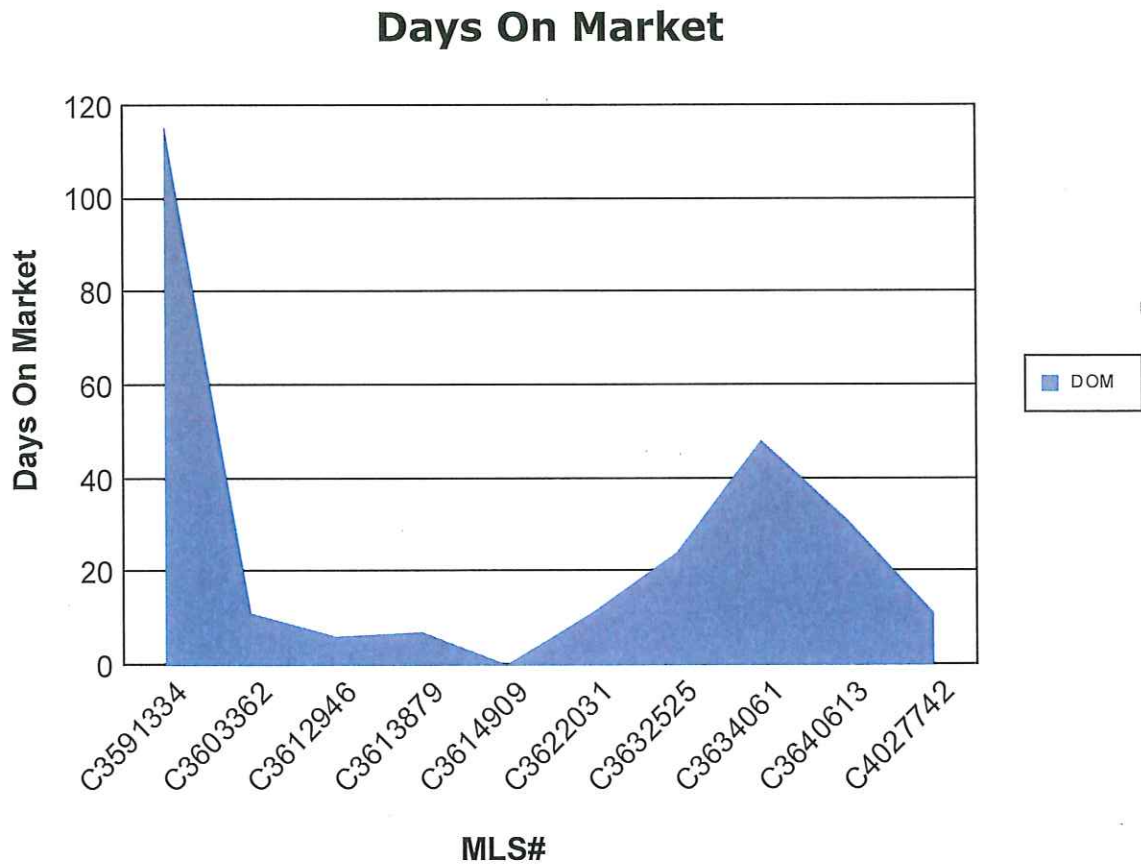
Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





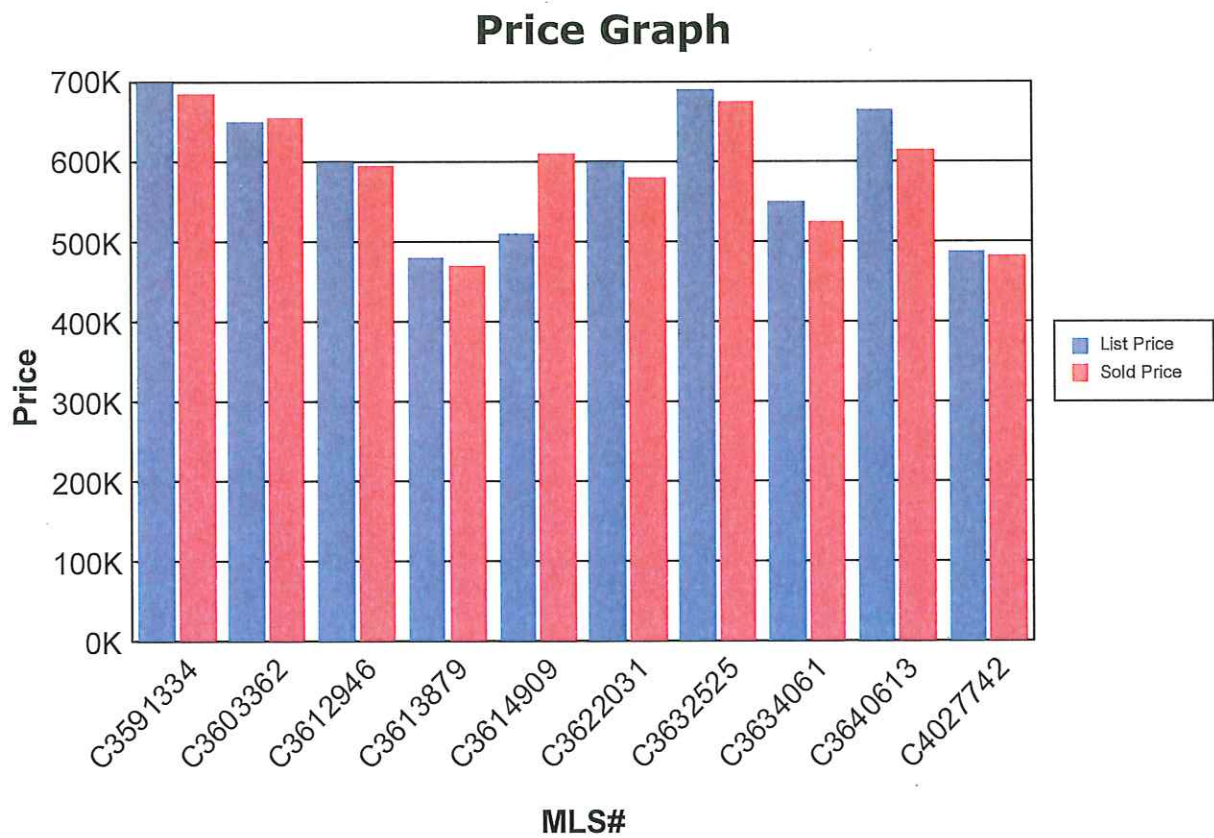
Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$479,900 and \$699,900

Selling Price between \$470,000 and \$685,000

1 to 5 Bedrooms

0 to 2 Full Bathrooms

0 to 1 Half Bathroom

796 to 1,526 Square Feet

\$425.88 to \$690.95 per Square Foot

\$429.23 to \$682.98 per Sold Square Foot

Year Built between 1936 and 1960





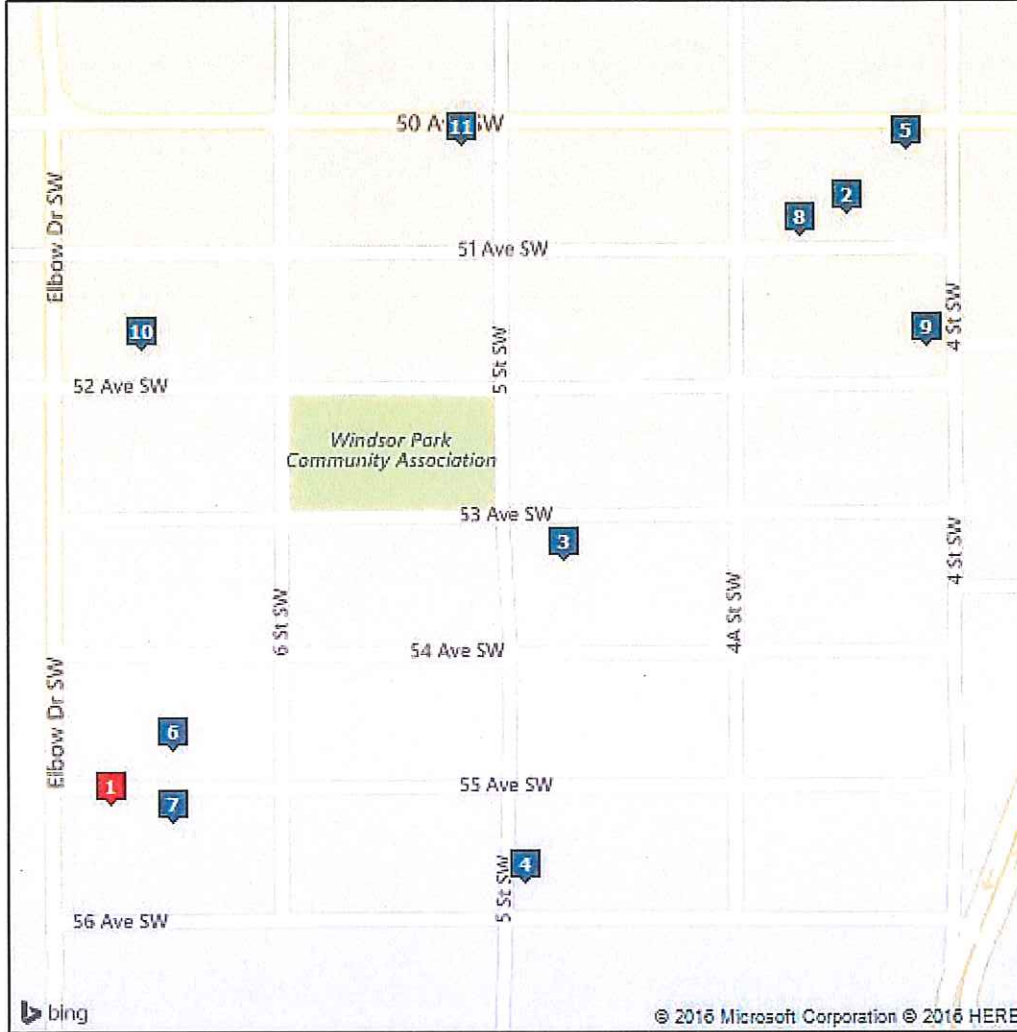
Comparative Market Analysis

735 55 Avenue SW
Calgary, T2V 0G4

Thursday, February 4, 2016

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 735 55 Avenue SW
- 2 420 51 Avenue SW
- 3 531 53 Avenue SW
- 4 540 56 Avenue SW
- 5 405 50 Avenue SW
- 6 720 55 Avenue SW
- 7 719 55 Avenue SW
- 8 428 51 Avenue SW
- 9 402 52 Avenue SW
- 10 726 52 Avenue SW
- 11 607 50 Avenue SW





Pricing Recommendation

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$600,000.

There are three main considerations here: 1) The highest and best use of any of the properties considered is to be subdivided and to have in-fills built on the land. As such, current value is essentially land value with little consideration for the state of the existing houses. 2) Two of the comparable properties (719 55 Ave - Sold for \$580,000 and 720 55 Ave - Sold for \$609,900) are on the very same block of the same street as all of the subject properties, and 3) the current upheaval of the Alberta economy and by extension the Calgary Real Estate market has caused a contraction of resale home prices. This devaluation is expected to continue through 2016 and has the potential to grow into a major market correction. Housing prices in six months may be drastically lower than they are today.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.





Comparative Market Analysis

This Comparative Market Analysis was prepared solely for the client named herein. It was not prepared by an authorized real estate appraiser and is not a real estate appraisal. It does not comply with the standards of professional appraisal practice and should not be used in lieu of an appraisal performed by an authorized appraiser.



Researched and prepared by
Dwayne Reilander

Prepared exclusively for
Sarah Hawco

Prepared on
February 04, 2016

Subject Property
63 Suncastle Bay SE
Calgary, Alberta
T2X 2M1



Dwayne Reilander
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CALGARY, Alberta T2A 2L8
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Dwayne@PropertyWay.ca



Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	MLS#	Bd	FB	HB	SqFt	YrBlt	Sold Price	\$/SqFt	Sold Date
63 Suncastle Bay SE		4	3	1	4061	1985		344.74	
32 MIDPARK Place SE	C3626517	4	3	0	2,635	1980	\$1,080,000	\$409.87	07/30/2014
63 Mckenzie Lake View SE	C3633431	5	3	1	2,942	1996	\$1,230,000	\$418.08	09/24/2014
379 CHAPALA Point(e) SE	C3629136	6	3	1	2,628	2006	\$1,235,000	\$469.94	08/10/2014
98 CHAPALA Crescent SE	C3655161	4	3	0	2,611	1999	\$1,250,000	\$478.74	03/20/2015
444 MCKENZIE LAKE Bay SE	C3651249	5	3	1	2,960	1991	\$1,280,000	\$432.43	03/10/2015
59 SUNCASTLE Bay SE	C4014385	5	3	1	2,962	1985	\$1,350,000	\$455.77	08/14/2015
155 MIDLAKE Boulevard SE	C4018277	4	3	1	2,577	1979	\$1,562,500	\$606.33	10/19/2015
168 CHAPALA Point(e) SE	C3605629	4	4	1	2,853	2007	\$1,795,000	\$629.16	04/21/2014
Averages:		5	3	1	2,771	1993	\$1,347,813	\$487.54	

	Low	Median	Average	High	Count
Comparable Price	\$1,080,000	\$1,265,000	\$1,347,813	\$1,795,000	8
Adjusted Comparable Price	\$1,795,888	\$1,910,308	\$1,982,333	\$2,384,504	8

On Average, the 'Closed' status comparable listings sold in 22 days for \$1,347,813





Comparative Market Analysis

63 Sunncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

32 MIDPARK Place SE



MLS #:	C3626517	Status:	Sold	Beds:	4	L Price:	\$1,169,000
Location:	Midnapore	Baths:	3/0	S Price:	\$1,080,000	Sold Dt:	7/30/2014
Type:	Detached	Yr Blt:	1980	Sold Dt:	7/30/2014	DOM:	15
Style:	2 Storey	SqFt:	2,635	Acres:			
Parking:	Double Garage Attached, Over Sized						
Basement:	Full/Fully Finished						

LAKE FRONT HOME with your own PRIVATE DOCK on over a QUARTER ACRE LOT. Quietly situated on a cul-de-sac in Midnapore with Amazing curb appeal this property is one of a kind. The main floor welcomes you in to a VERY large open family room, a beautiful formal dining room, a living room with a beautiful brick fireplace, an office, main floor laundry & an open kitchen with Granite countertops, miele dishwasher & gas stove. The Master bedroom is enormous with a gorgeous stone fireplace, a seperate sitting area & private balcony! The ensuite has a walk in closet, beautiful granite sink & a seperate shower room. Upstairs has 2 more bedrooms & another 5-piece bathroom with Granite his & her sinks. The basement is developed with a 2nd family room & has a gorgeous 3rd fireplace. Sit out back on your brand new deck & gaze at the lake or head on down to your VERY OWN PRIVATE DOCK to swim around, paddleboat & fish in the summer or ice skate & play some hockey in the winter. Make sure to watch the video(Multimedia)!

63 Mckenzie Lake View SE



MLS #:	C3633431	Status:	Sold	Beds:	5	L Price:	\$1,299,000
Location:	McKenzie Lake	Baths:	3/1	S Price:	\$1,230,000	Sold Dt:	9/24/2014
Type:	Detached	Yr Blt:	1996	Sold Dt:	9/24/2014	DOM:	25
Style:	2 Storey	SqFt:	2,942	Acres:			
Parking:	Double Garage Attached						
Basement:	Full, Walkout/Fully Finished						

Welcome to LIFE ON THE LAKE! Renovated and UPDATED there's nothing left to do but move in and enjoy over 4000 sq ft of living space. Upgrades include stunning solid oak hardwood floor thought the home, in -floor heating, 9' main and basement ceilings, and air conditioning. The home has been updated with new windows, new furnace, new roof, and a new composite dock and stairs. A TOTALLY RENOVATED custom built solid oak kitchen, WOW this room will leave your jaw on the floor! An entertainers dream with double islands high-end appliances and ample cabinets, not an inch of space wasted. Natural light pours into the home from the south facing windows with lake views, a beautiful site all year long. 4 large bedrooms including a GRAND MASTER suite with lake views, a 5 pc ensuite and a California walk-in closet. Fully developed walk-out basement with guest room, hobby room, wet bar and media centre. Maintenance free SOUTH back yard with 2 patios and green space. WLECOME HOME!





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

379 CHAPALA Point(e) SE



MLS #: C3629136 **Status:** Sold
Location: Chaparral
Type: Detached
Style: 2 Storey
Parking: Triple Garage Attached, Over Sized
Basement: Walkout/Fully Finished

Beds: 6 **L Price:** \$1,250,000
Baths: 3/1 **S Price:** \$1,235,000
Yr Blt: 2006 **Sold Dt:** 8/10/2014
SqFt: 2,628 **DOM:** 9
Acres:

ENJOY LUXURY LAKE LIVING! Sitting on a PRIVATE 1/4 ACRE LOT, this 4200sqft developed WALKOUT HOME includes 6 bedrms, main floor master & a TRIPLE OVERSIZED GARAGE! Enter through a spacious foyer - flex rm on right, office with french doors on left. OPEN FLOOR PLAN with CHEF'S KITCHEN - upgraded S/S appliances, gas cooktop, wall ovens, granite counters & b/fast bar and large dining area. ENJOY LAKE VIEWS FROM THE KITCHEN, FAMILY RM AND MASTER RETREAT! Family rm has a woodburning f/place & wet bar. Step outside onto LARGE DECK OVERLOOKING THE LAKE. Note the CUSTOM GIGANTIC MUD ROOM & OVERSIZED GARAGE with room for 3 vehicles plus toys! Upstairs are 2 spacious bedrms and a full bathrm. Lower WALKOUT level is FULLY DEVELOPED with 3 bedrms, MEDIA ROOM WITH WET BAR, family rm, office/hobby area, 5pc bathrm & doors opening to a back patio with stamped concrete and hot tub! This home really has it all! 1ST LAKE ACCESS! PRIVATE 1/4 ACRE LOT! STUNNING HOME WITH MILLION DOLLAR VIEWS!

98 CHAPALA Crescent SE



MLS #: C3655161 **Status:** Sold
Location: Chaparral
Type: Detached
Style: Bungalow
Parking: Triple Garage Attached
Basement: Full, Walkout/Fully Finished

Beds: 4 **L Price:** \$1,299,000
Baths: 3/0 **S Price:** \$1,250,000
Yr Blt: 1999 **Sold Dt:** 3/20/2015
SqFt: 2,611 **DOM:** 25
Acres:

FANTASTIC and RARE LAKE FRONT walk-out bungalow with over 4200 sq ft of developed living space! West exposure rear yard allows SUNSHINE from noon till dusk, enjoy your PRIVATE dock and all that goes with LAKE living. 3 bedrooms, 3 baths, den, 10' vaulted ceilings, and huge BONUS ROOM over the triple garage! Reno's in 2008 include - bonus room addition, acrylic stucco, exterior stone and 50 yr shingles. Large windows flood the home with light, chef's entertaining kitchen, main floor laundry, and a WOW Theatre Room! To compliment, AMX home automation, security camera's, and power blinds...TRIPLE garage with in-slab heated/epoxy coated floors, Professional BALDHEAD cabinetry, and 10' ceilings to accommodate a CAR LIFT. Includes 12 TV's, newer HOT TUB, excellent lake location and more! This home has fresh paint throughout, is located on a quiet cul-de-sac and ready for a QUICK possession!





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

444 MCKENZIE LAKE Bay SE



MLS #:	C3651249	Status:	Sold	Beds:	5	L Price:	\$1,368,000
Location:	McKenzie Lake	Baths:	3/1	S Price:	\$1,280,000	Sold Dt:	3/10/2015
Type:	Detached	Yr Blt:	1991	DOM:	39	Acres:	
Style:	2 Storey	SqFt:	2,960				
Parking:	Triple Garage Attached, Over Sized						
Basement:	Full, Walkout/Fully Finished						

With sweeping lake and mountain views to the SW, this McKenzie Lake walkout lakefront home is built for families that enjoy space, sunshine, & being social with neighbors. At 4500 SF of usable space with 5 corner bedrooms (4 up), large principal rooms & 3-storey open stairway, the plan is a perfect blend of open concept & quiet spaces. The walkout basement with it's 9' ceilings & abundant natural light; it's like you have 3 levels above grade within this home. So many recent renos; click the brochure link for more info, or the virtual tour link. The distinguishing feature of this highly upgraded home is the location. As the highest lot on the north shore, the SW rear exposure offers mountain views from all 3 floors, & unparalleled, full day sun exposure and beautiful sunsets. Although this lakefront property offers several private spaces for you, the lot is located beside the private lake access dock; a great place for your kids to make lifelong friends & for you to be social with your lakeside neighbors.

59 SUNCASTLE Bay SE



MLS #:	C4014385	Status:	Sold	Beds:	5	L Price:	\$1,395,000
Location:	Sundance	Baths:	3/1	S Price:	\$1,350,000	Sold Dt:	8/14/2015
Type:	Detached	Yr Blt:	1985	DOM:	78	Acres:	0.22
Style:	2 Storey	SqFt:	2,962				
Parking:	Triple Garage Attached						
Basement:	Walkout/Fully Finished						

With sweeping lakefront views to the south & almost 70 feet of lake frontage, this Lake Sundance home is built for families looking for a premier property in an established & mature community. At over 4000 SF of developed space, this 5 bedroom home has been recently renovated & is move-in ready. Featuring: reno'd kitchen with floor to ceiling cabinets+granite counters; upgraded shingles; newer windows/doors; hardwood/carpet; paint throughout; new railings; upgraded deck + more. Stunning lake views from the living/family/dining rooms, kitchen, & ensuite. The master suite has its own balcony overlooking the lake. Live like you are on a vacation year-round, with swimming in the summer & skating in the winter, just footsteps from your back door. A perfect location on a quiet bay; your children can also play out front worry free. Lake Sundance offers all levels of schooling, & this home is walking distance to all. Also a short walk to the public lake entrance & beach. *Click view multimedia to view the video*





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

155 MIDLAKE Boulevard SE



MLS #: C4018277 **Status:** Sold
Location: Midnapore
Type: Detached
Style: Bungalow
Parking: Triple Garage Attached
Basement: Full/Fully Finished

Beds: 4 **L Price:** \$1,685,000
Baths: 3/1 **S Price:** \$1,562,500
Yr Blt: 1979 **Sold Dt:** 10/19/2015
SqFt: 2,577 **DOM:** 111
Acres: 0.28

HUGE PRICE REDUCTION - LUXURY EXECUTIVE BUNGALOW! SUNNY SIDE, LAKE FRONT LOCATION! RARE FIND! EXQUISITE JEWEL, METICULOUSLY and EXPENSIVELY renovated to the HIGH standards. BRIGHT! SPACIOUS! BEAUTIFULLY ELEGANT! WONDERFULLY COMFORTABLE HOME OVERLOOKING 86 FT OF PRIVATE SOUTH WEST lake front. Spacious, elegantly tiled entrance foyer (8x8 ft) connects to the mud room (13.0 X 11.6) providing access to the oversized, heated triple garage, and features generous closet and locker organizers and storage and access to the newly created guest powder room. The Foyer opens to the "VIEW", FABULOUS GREAT ROOM, 21.6 x 16 LIVING ROOM with a soaring vaulted cedar ceiling above an inviting and open stairwell to the EXPANSIVELY DEVELOPED lower level. DREAM KITCHEN AND MASTER SUITE, all over looking the pristine lake. 3 bedrooms up, oversized bedroom down, heated floors in 3 main baths, gorgeous hardwood flowing throughout main level, 725 sq foot new deck, ultimate space for entertaining in and out. WOW triple garage.

168 CHAPALA Point(e) SE



MLS #: C3605629 **Status:** Sold
Location: Chaparral
Type: Detached
Style: Bungalow
Parking: Triple Garage Attached
Basement: Full, Walkout/Fully Finished

Beds: 4 **L Price:** \$1,849,000
Baths: 4/1 **S Price:** \$1,795,000
Yr Blt: 2007 **Sold Dt:** 4/21/2014
SqFt: 2,853 **DOM:** 32
Acres:

Exceptional lakefront custom bungalow located on a quiet cul-de-sac in desirable Chaparral. Stunning main flr w/Brazilian cherry hardwood flrs, 10' ceilings, floor-ceiling windows, grand foyer, flex room. Fabulous kitchen w/large island, Dacor appliances, ample maple cabinetry + spacious eating nook leading into GR finished w/solid granite gas fireplace & built in 70" flat screen/Art slide down for alternate look. Main flr master, gorgeous ensuite w/steamshower, jetted tub, dual sinks, heated flrs + walk in closet w/built-ins. Open up the patio doors from master bedroom or kitchen to enjoy the breathtaking lake view. Walkout lvl 2331 sqft has theatre rm, rec rm w/wet bar, 3 bdrms w/full ensuites, 2 furnaces w/air exchange, 2 AC units, boiler system, water softener, upgraded irrigation w/moisture control, in floor heat even in triple garage! Home has been recently SMART wired throughout offering high end SAVANT home control system with numerous features for modern convenience.





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

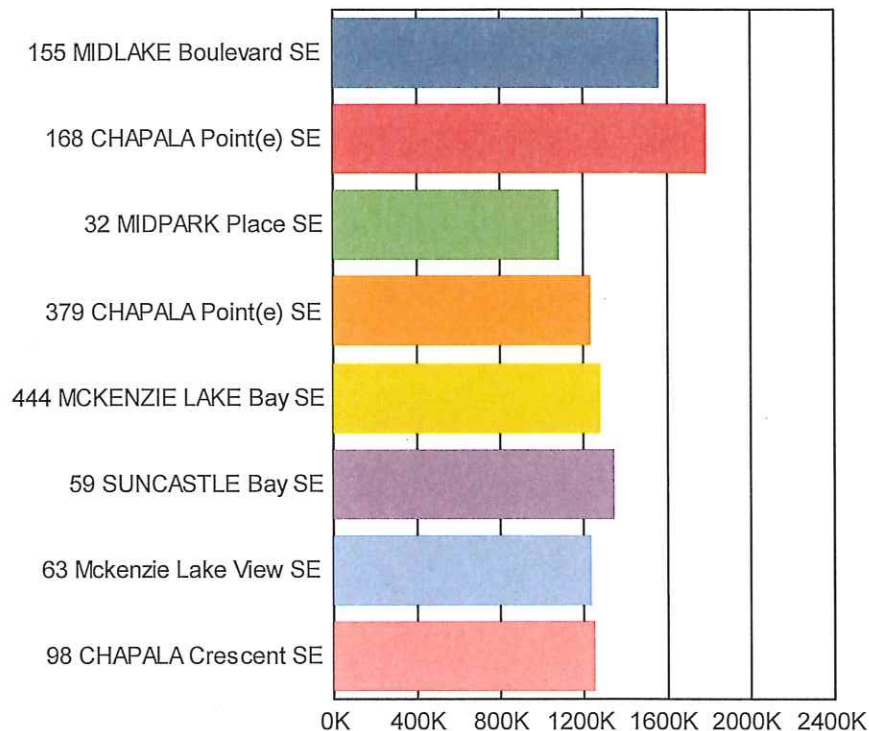
Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	8
Lowest Price	\$1,080,000
Highest Price	\$1,795,000
Average Price	\$1,347,813
Avg. Price/SqFt	\$487.54
Avg DOM	22





Comparative Market Analysis

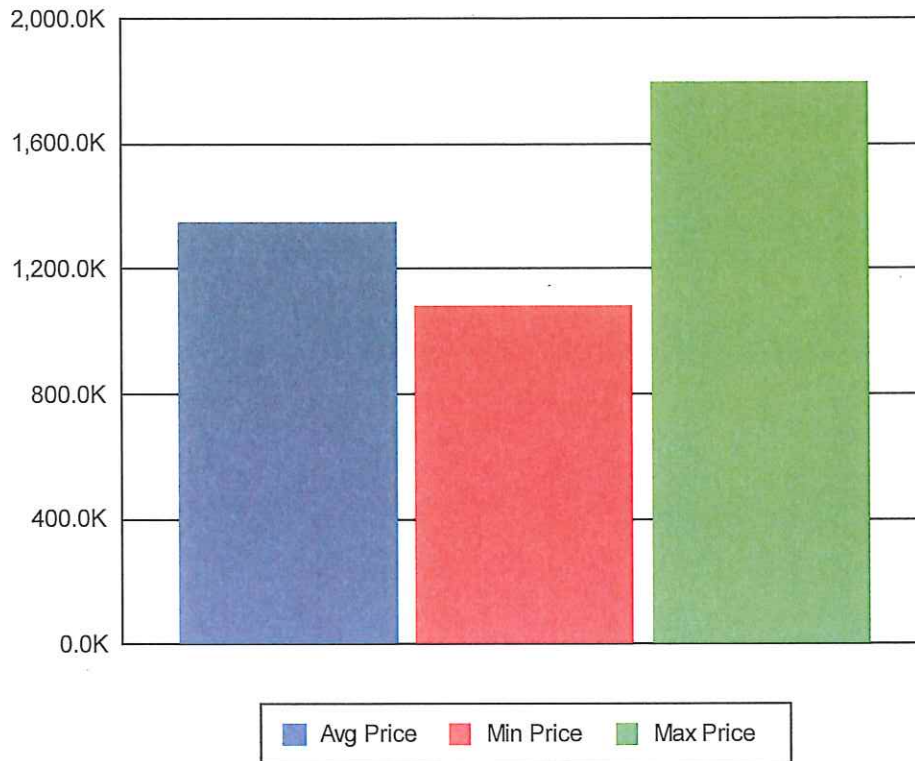
63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$1,080,000	\$1,795,000	\$1,347,813	\$487.54
Totals / Averages	\$1,080,000	\$1,795,000	\$1,347,813	\$487.54

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Sold								
S	32 MIDPARK PL SE	4	3/0	2,635	\$1,169,000	\$1,080,000	07/30/2014	15
S	63 Mckenzie Lake VW SE	5	3/1	2,942	\$1,299,000	\$1,230,000	09/24/2014	25
S	379 CHAPALA PT SE	6	3/1	2,628	\$1,250,000	\$1,235,000	08/10/2014	9

Researched and prepared by Dwayne Reilander





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
S	98 CHAPALA CR SE	4	3/0	2,611	\$1,299,000	\$1,250,000	03/20/2015	25
S	444 MCKENZIE LAKE BA SE	5	3/1	2,960	\$1,368,000	\$1,280,000	03/10/2015	39
S	59 SUNCASTLE BA SE	5	3/1	2,962	\$1,395,000	\$1,350,000	08/14/2015	78
S	155 MIDLAKE BV SE	4	3/1	2,577	\$1,685,000	\$1,562,500	10/19/2015	111
S	168 CHAPALA PT SE	4	4/1	2,853	\$1,849,000	\$1,795,000	04/21/2014	32

Researched and prepared by Dwayne Reilander





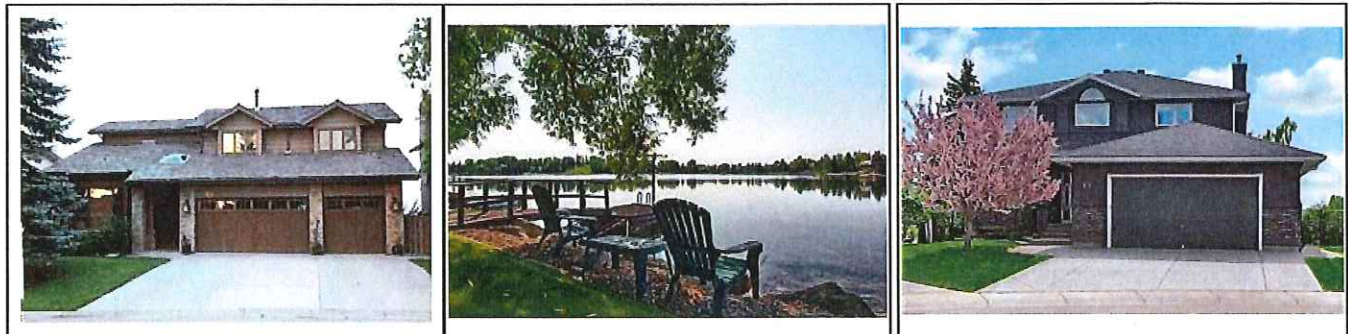
Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
63 Suncastle Bay SE , Calgary	32 MIDPARK Place SE , Calgary		63 Mckenzie Lake View SE , Calgary	
MLS#	C3626517		C3633431	
Status	Sold		Sold	
List Price	\$1,169,000		\$1,299,000	
Sale Price	\$1,080,000		\$1,230,000	

Style	2 Storey Split	2 Storey	0	2 Storey	0
Ttl Flr Area	4061	2,635	695,888.00	2,942	546,072.00
Yr Built	1985	1980	0	1996	0
Bedrooms	4	4	0	5	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished	0
Full Baths	3	3	0	3	0
Half Baths	1	0	0	1	0
Sold Date	12/09/2009	07/30/2014	0	09/24/2014	0
Parking	Triple Garage Attached	Double Garage Attached, Over Sized	20,000	Double Garage Attached	20,000
Acres			0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	1500000		0		0

Price	\$1,080,000	\$1,230,000
Total Adjustments	\$715,888	\$566,072
Adjusted Price	\$1,795,888	\$1,796,072





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
63 Suncastle Bay SE , Calgary	379 CHAPALA Point(e) SE , Calgary		98 CHAPALA Crescent SE , Calgary	
MLS#	C3629136		C3655161	
Status	Sold		Sold	
List Price	\$1,250,000		\$1,299,000	
Sale Price	\$1,235,000		\$1,250,000	

Style	2 Storey Split	2 Storey	0	Bungalow	0
Ttl Flr Area	4061	2,628	699,304.00	2,611	707,600.00
Yr Built	1985	2006	0	1999	0
Bedrooms	4	6	0	4	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished	0
Full Baths	3	3	0	3	0
Half Baths	1	1	0	0	0
Sold Date	12/09/2009	08/10/2014	0	03/20/2015	0
Parking	Triple Garage Attached	Triple Garage Attached, Over Sized	0	Triple Garage Attached	0
Acres			0		0
Restrictions	None Known	Restrictive Covenant-Buildi	0	None Known	0
2015 City Asses	1500000		0		0

Price	\$1,235,000	\$1,250,000
Total Adjustments	\$699,304	\$707,600
Adjusted Price	\$1,934,304	\$1,957,600





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
63 Suncastle Bay SE , Calgary	444 MCKENZIE LAKE Bay SE , Calgary C3651249		59 SUNCASTLE Bay SE , Calgary	
MLS#	Sold		C4014385	
Status	\$1,368,000		Sold	
List Price	\$1,280,000		\$1,395,000	
Sale Price			\$1,350,000	

Style	2 Storey Split	2 Storey	0	2 Storey	0
Ttl Flr Area	4061	2,960	537,288.00	2,962	536,312.00
Yr Built	1985	1991	0	1985	0
Bedrooms	4	5	0	5	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished	0
Full Baths	3	3	0	3	0
Half Baths	1	1	0	1	0
Sold Date	12/09/2009	03/10/2015	0	08/14/2015	0
Parking	Triple Garage Attached	Triple Garage Attached, Over Sized	0	Triple Garage Attached	0
Acres			0	0.22	0
Restrictions	None Known	None Known	0	None Known	0
2015 City Assesment	1500000		0		0

Price	\$1,280,000	\$1,350,000
Total Adjustments	\$537,288	\$536,312
Adjusted Price	\$1,817,288	\$1,886,312





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
63 Suncastle Bay SE , Calgary	155 MIDLAKE Boulevard SE , Calgary C4018277		168 CHAPALA Point(e) SE , Calgary	
MLS#	Sold		C3605629	
Status	\$1,685,000		Sold	\$1,849,000
List Price	\$1,562,500		\$1,795,000	
Sale Price				

Style	2 Storey Split	Bungalow	0	Bungalow	0
Ttl Flr Area	4061	2,577	724,192.00	2,853	589,504.00
Yr Built	1985	1979	0	2007	0
Bedrooms	4	4	0	4	0
Bsmnt Dev	Fully Finished	Fully Finished	0	Fully Finished	0
Full Baths	3	3	0	4	0
Half Baths	1	1	0	1	0
Sold Date	12/09/2009	10/19/2015	0	04/21/2014	0
Parking	Triple Garage Attached	Triple Garage Attached	0	Triple Garage Attached	0
Acres		0.28	0		0
Restrictions	None Known	None Known	0	None Known	0
2015 City Asses	1500000		0		0

Price	\$1,562,500	\$1,795,000
Total Adjustments	\$724,192	\$589,504
Adjusted Price	\$2,286,692	\$2,384,504





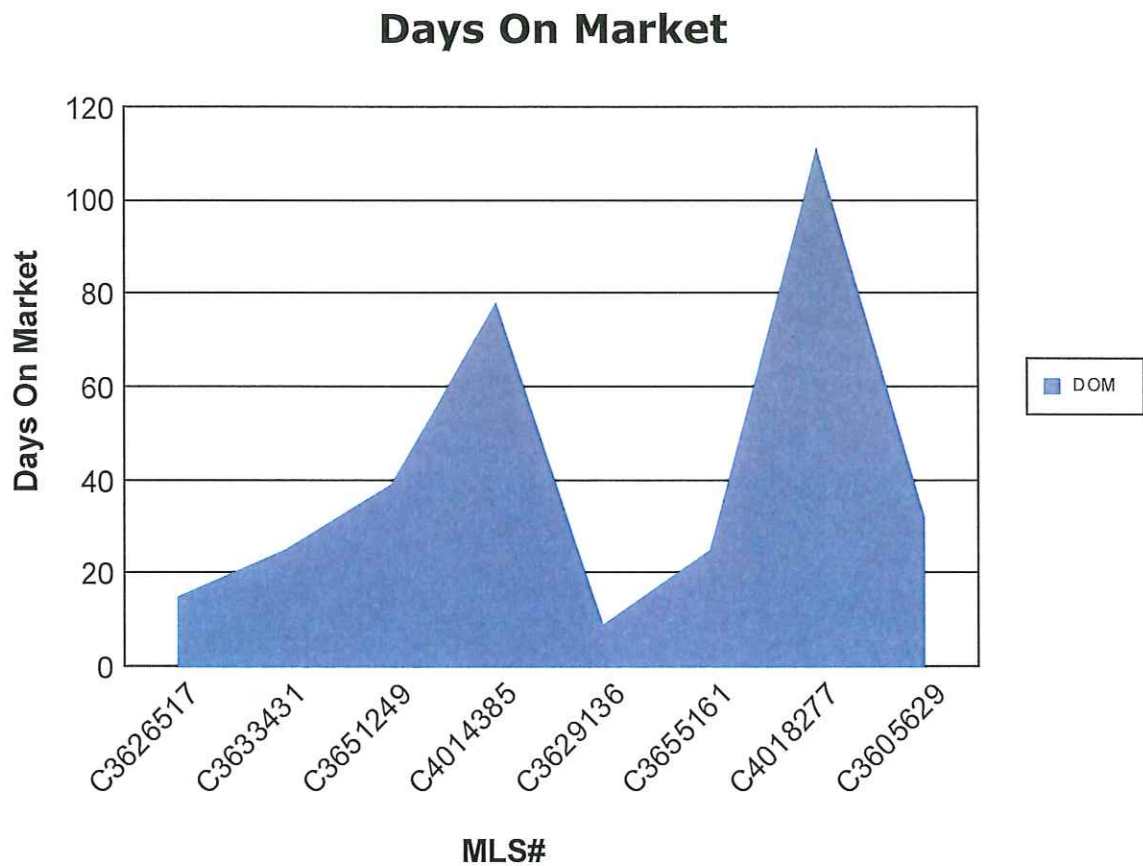
Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





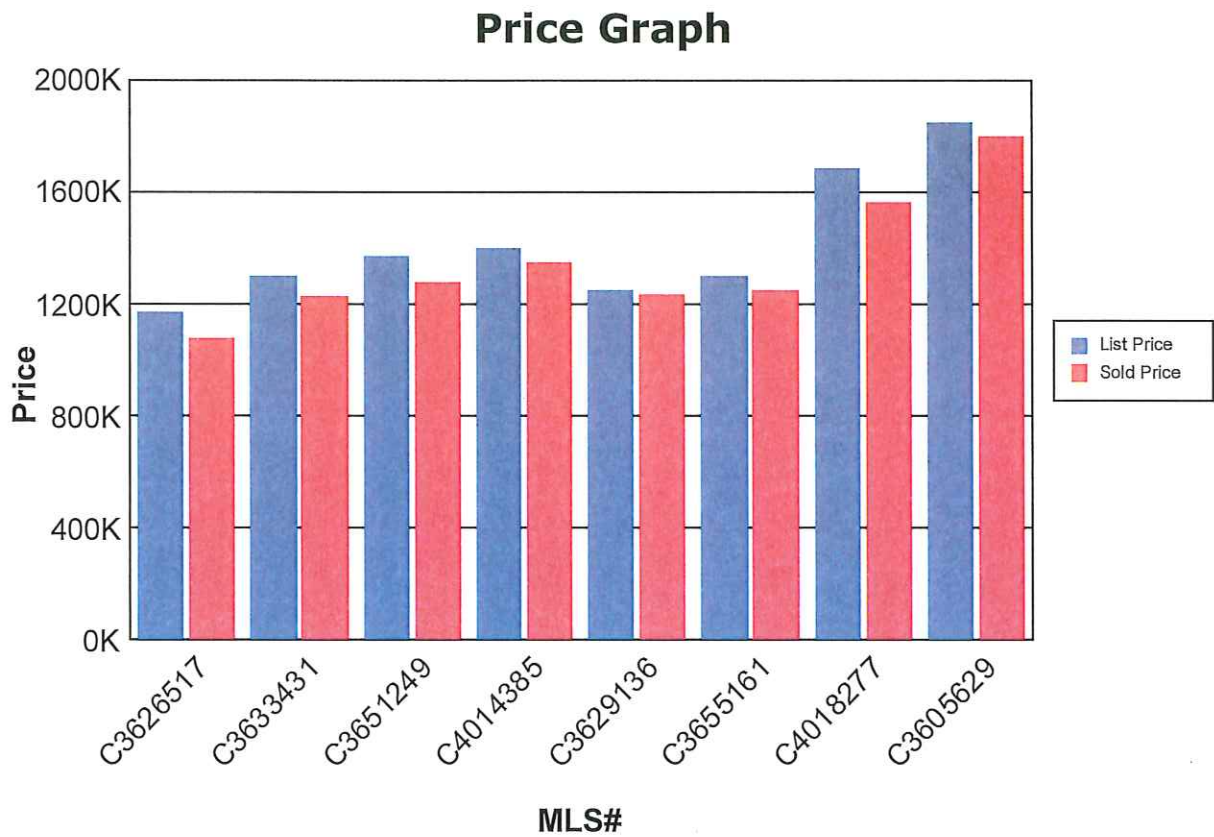
Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$1,169,000 and \$1,849,000

Selling Price between \$1,080,000 and \$1,795,000

4 to 6 Bedrooms

3 to 4 Full Bathrooms

0 to 1 Half Bathroom

2,577 to 2,962 Square Feet

\$441.54 to \$653.86 per Square Foot

\$409.87 to \$629.16 per Sold Square Foot

Year Built between 1979 and 2007





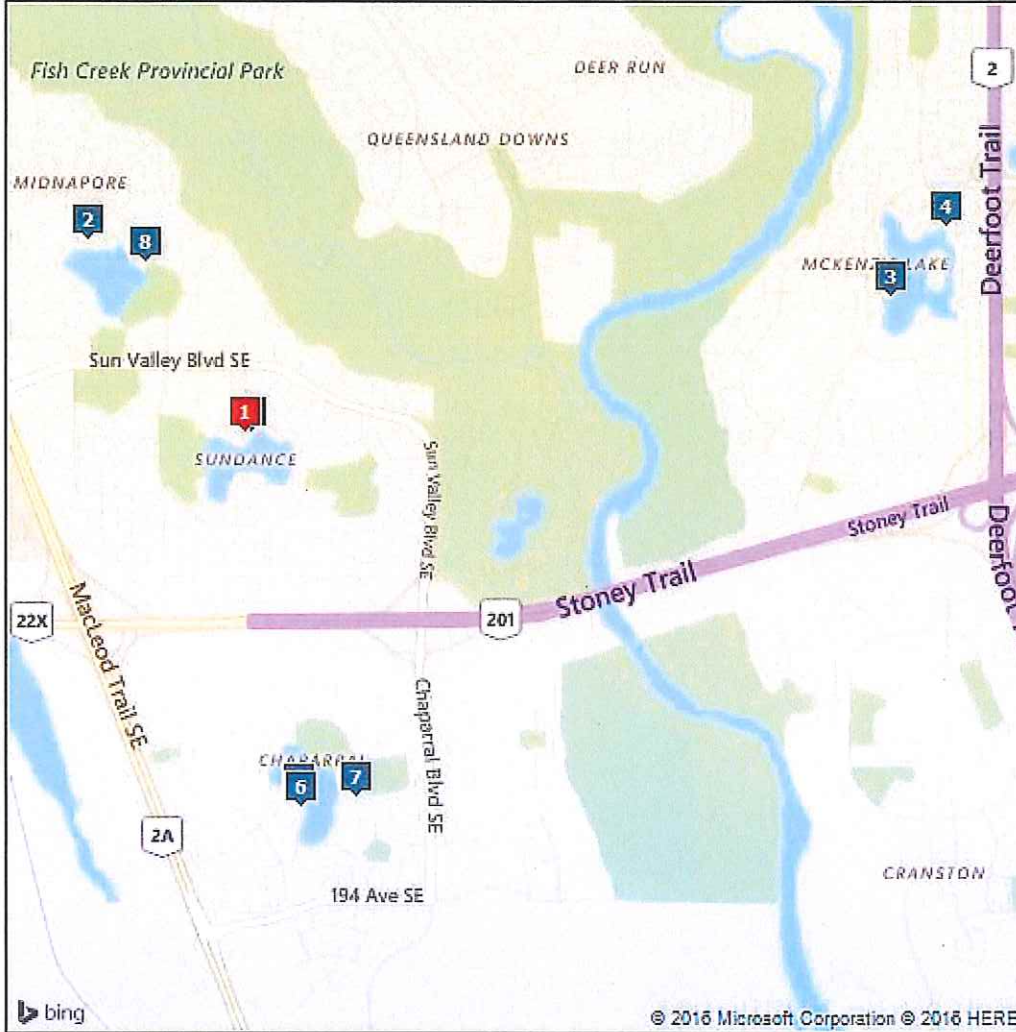
Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 63 Suncastle Bay SE
- 2 32 MIDPARK Place SE
- 3 63 Mckenzie Lake View SE
- 4 444 MCKENZIE LAKE Bay SE
- 5 59 SUNCASTLE Bay SE
- 6 379 CHAPALA Point(e) SE
- 7 98 CHAPALA Crescent SE
- 8 155 MIDLAKE Boulevard SE
- 9 168 CHAPALA Point(e) SE





Comparative Market Analysis

63 Suncastle Bay SE
Calgary, T2X 2M1

Thursday, February 4, 2016

Pricing Recommendation

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$1,900,000.

The current upheaval of the Alberta economy and by extension the Calgary Real Estate market has caused a contraction of resale home prices. This devaluation is expected to continue through 2016 and has the potential to grow into a major market correction. Housing prices in six months may be drastically lower than they are today.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

