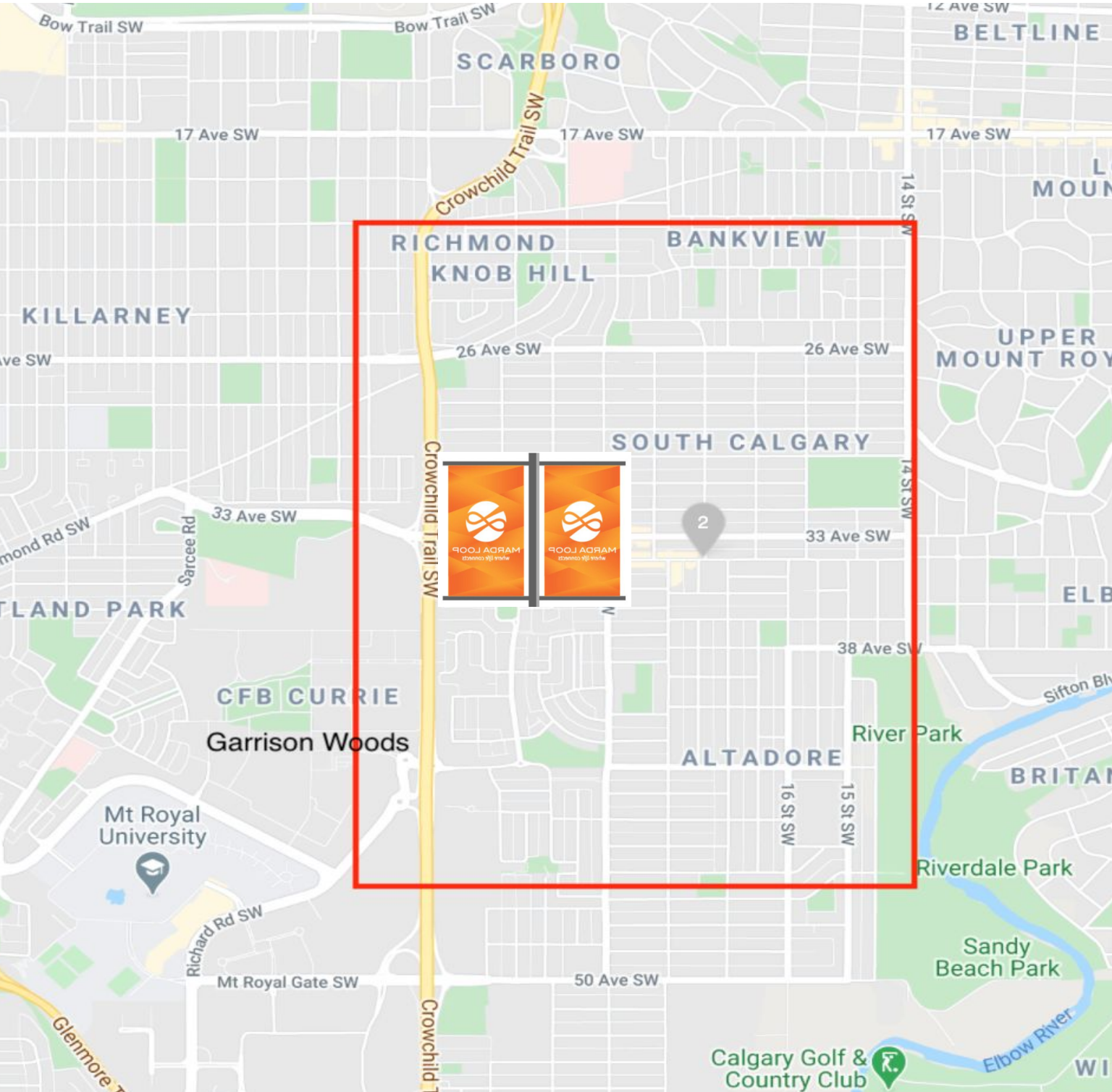


# MARKET RENT REPORT

**MARDA LOOP:** centred on 33rd and 34th Avenues SW between Crowchild Trail and 18th Street SW, and along Garrison Gate SW. It intersects the neighbourhoods of South Calgary, Altadore, Garrison Woods and the southeastern part of the community of Richmond - Knob Hill



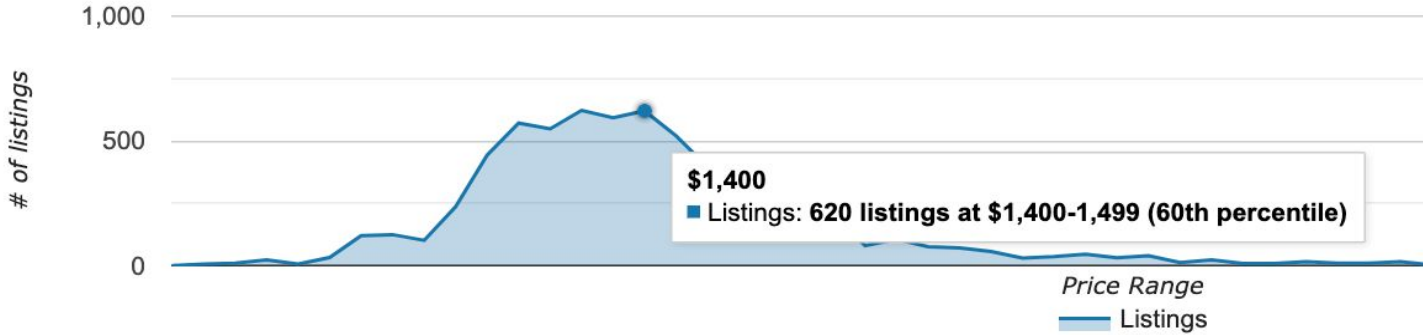
**ROMANIA LEO**  
romania.ace@realpropertymgt.ca  
www.rpmace.ca 403.816.2308



# MARKET RENT REPORT

## MARDA LOOP

### CURRENT LISTINGS PRICE DISTRIBUTION



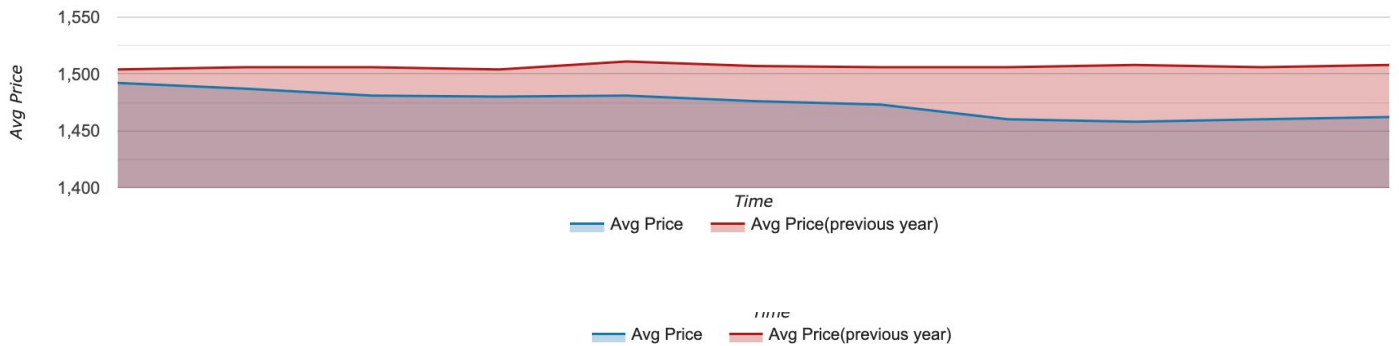
### HISTORICAL NUMBER OF LISTINGS

Zoom: 3m 6m 1y 2y 3y 5y



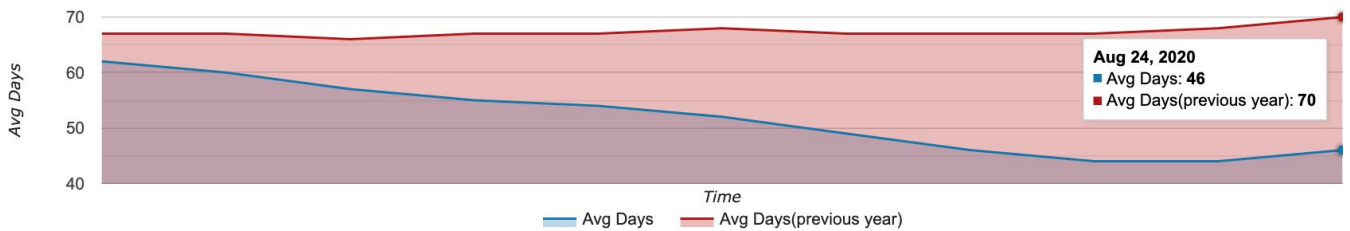
### HISTORICAL AVERAGE PRICE

Zoom: 3m 6m 1y 2y 3y 5y



### AVERAGE DAYS ON THE MARKET

Zoom: 3m 6m 1y 2y 3y 5y



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**NEIGHBORHOOD: Marda Loop**

**DATE: September 2020**



**LYFE RESIDENCES: 1ST MONTH FREE RENT! {WATCH OUR VIDEO TOURS & APPLY ONLINE!}**

**\$1650** 🏠 📺 📞 🚗

2410 33 Avenue Southwest | Richmond/Knob Hill, Calgary  
Apartment | 1 bd + den | 2 ba | 665 ft<sup>2</sup>  
Pets Ok | Availability: Immediate  
Listing ID 355606



**COZY ONE BEDROOM + DEN CONDO / MARDAL LOOP / ALTADORE / EASY ACCESS TO EVERYTHING**

**\$1600** 🏠 ⚡ 🚗

1811 34 Avenue Southwest | Altadore, Calgary  
Condo | 1 bd + den | 1 ba | 700 ft<sup>2</sup>  
No pets | Availability: Immediate  
Listing ID 424370



**LYFE RESIDENCES: 1ST MONTH FREE RENT! {WATCH OUR VIDEO TOURS & APPLY ONLINE!}**

**\$1600** 🏠 🚗

2410 33 Avenue Southwest | Richmond/Knob Hill, Calgary  
Apartment | 1 bd + den | 1 ba | 675 ft<sup>2</sup>  
Pets Ok | Availability: Immediate  
Listing ID 355606



**NEW BOUTIQUE BUILDING OF ONLY 33 APARTMENTS**

**\$1600** 🏠 🚗

Altadore, Calgary  
Apartment | 1 bd + den | 2 ba  
Pets Ok | Availability: Immediate  
Listing ID 395778



**LYFE RESIDENCES: 1ST MONTH FREE RENT! {WATCH OUR VIDEO TOURS & APPLY ONLINE!}**

**\$1650** 🏠 📺 📞 🚗

2410 33 Avenue Southwest | Richmond/Knob Hill, Calgary  
Apartment | 1 bd + den | 2 ba | 665 ft<sup>2</sup>  
Pets Ok | Availability: Immediate  
Listing ID 355606







## Gateway Garrison Woods

**2233 34 Ave SW**

Garrison Woods | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID

102135

SMOKING

Non-smoking

LANDLORD ON RENTFASTER SINCE

2014



HIDE



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM
Condo	<b>\$1400</b>	\$1400	1 bd + den	1 ba	620 ft <sup>2</sup>	Unfurnished	Long Term
<i>Utilities Included: Heat   Electricity   Water</i>							

## GARRISON WOODS/MARDA LOOP- 1 BDRM + DEN

1 BEDROOM & DEN with BALCONY CONDO Located in MARDA LOOP AREA in the GATEWAY GARRISON WOODS.

Great location, Across from Shopping Centre/Safeway/Starbucks, Close to Downtown, Parks close by;

Granite Countertops and Island, Stainless Steel Fridge, Stove, Dishwasher & Microwave; Maple Cabinets,

In suite Washer/Dryer;

Heated Underground parking, concrete building;

Courtyard in Centre; Attractive Lobby Area and Resident Lounge,

Included in rent is electricity, heat, water & underground parking.

### ALL UTILITIES INCLUDED! OPEN CONCEPT CONDO IN THE HEART OF MARDA LOOP

**\$1390**   

1808 36 Avenue Southwest | Altadore, Calgary

Condo | 1 bd + den | 1 ba | 700 ft<sup>2</sup>

Pets Ok | Availability: Oct 01

Listing ID 345973



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NEIGHBORHOOD:

DATE:



## 2410 33 Avenue Southwest

Richmond/Knob Hill | Calgary, AB

[Directions](#) | [Street View](#)

LISTING ID 355606	PETS Cats & dogs negotiable   Fee: 25
SMOKING Smoke free building	YEAR BUILT 2019
TENANT PARKING Underground   Street   Fee: 100	LANDLORD ON RENTFASTER SINCE 2018



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY	PHOTOS
Apartment	<b>\$1350</b>	\$1350	1 bd	1 ba	485 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: A Floorplan (#101) Utilities Included: Heat   Water</i>									
Apartment	<b>\$1400</b>	\$1400	1 bd	1 ba	545 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: A2 Floorplan (#131)   Unit Description: This unit has an extra-large 12x12 foot fenced private patio off the living room. Utilities Included: Heat   Water</i>									
Apartment	<b>\$1400</b>	\$1400	1 bd	1 ba	575 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: A3 Floorplans   Unit Description: #122 for \$1400 or #326 for \$1450 Utilities Included: Heat   Water</i>									
Apartment	<b>\$1590</b>	\$1590	1 bd + den	2 ba	650 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: B3 Floorplan (#303)   Unit Description: #205 or #303 available for \$1590/month. Utilities Included: Heat   Water</i>									
Apartment	<b>\$1590</b>	\$1590	1 bd + den	2 ba	665 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: B Den Floorplans   Unit Description: B Den Floorplans are \$1590 - \$1650/month. All floors 1-5 are available, with North or South views. Utilities Included: Heat   Water</i>									
Apartment	<b>\$1600</b>	\$1600	1 bd + den	1 ba	675 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	
<i>Unit Number: D Floorplan (#237) Utilities Included: Heat   Water</i>									
Apartment	<b>\$1650</b>	\$1650	1 bd + den	2 ba	665 ft <sup>2</sup>	Unfurnished	Negotiable	<b>Immediate</b>	

*Incentives: 1st Month Free with 1 Year Paid Leases + Early Move-Ins at no charge.*

*We offer the 1st month's rent for free with all 12 month paid leases (13 months total), and offer an early move-in at no cost (to any vacant units). This means you can sign a September 1st lease and start moving in as soon as your lease & security deposit are completed, and your first rent payment would be due on October 1st.*

*25% Discount on TELUS home services for all suites and high-speed fiber internet available in every suite.*

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