



MARKET RENT REPORT

CRESCENT HEIGHTS



CRESCENT HEIGHTS APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	66	\$790	\$2295	\$1145
Basements	3	\$635	\$1250	\$953
Condos	13	\$925	\$2600	\$1531
Duplexes	2	\$1350	\$1995	\$1672
Houses	1	\$2150	\$2150	\$2150
Main Floors	1	\$900	\$900	\$900
Shared	1	\$550	\$550	\$550
Townhouses	3	\$2000	\$3075	\$2525
Total Rentals	90	\$550	\$3075	\$1253

NEIGHBORING COMMUNITIES

- Balmoral
- Bridgeland
- Downtown
- Eau Claire
- Hillhurst
- Mount Pleasant
- Mountview Parc
- Regal Terrace
- Rosedale
- Sunnyside
- Tuxedo Park
- Winston Heights



\$3075 utilities not included

516 2 ST NE | Crescent Heights, Calgary
Townhouse | 4+Den bd | 4.5 ba | 2200 ft²
Pets OK | Availability: Immediate
Listing ID 369114



\$2380 utilities not included

1510 Centre A Street Northeast | Crescent Heights, Calgary
Townhouse | 2+Den bd | 2.5 ba | 1448 ft²
No pets | Availability: Immediate
Listing ID 468278



\$2600 pet friendly

414 Meredith Rd NE | Crescent Heights, Calgary
Condo | 2 bd | 2 ba | 1150 ft²
Pets OK | Availability: Nov 01
Listing ID 464203



\$2280 pet friendly

300 Meredith Rd NE | Crescent Heights, Calgary
Condo | 2 bd | 2 ba | 1295 ft²
No pets | Availability: Nov 01
Listing ID 348281



\$2500 utilities not included

309 2 Avenue Northeast | Crescent Heights, Calgary
Townhouse | 3 bd | 3.5 ba | 1200 ft²
No pets | Availability: Immediate
Listing ID 461208



\$2150 utilities not included

Crescent Heights, Calgary
House | 2 bd | 2 ba | 1200 ft²
No pets | Availability: Immediate
Listing ID 150556



REAL PROPERTY MANAGEMENT ACE
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



MARKET RENT REPORT

CRESCENT HEIGHTS



516 2 ST NE

Crescent Heights | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 369114
 SMOKING: Non-smoking
 TENANT PARKING: Single garage | Fee: Free

PETS: Cats & dogs negotiable
 YEAR BUILT: 2019
 LANDLORD ON RENTFASTER SINCE: 2013



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$3075	\$3075	4 bd + den	4.5 ba	2200 ft ²	Negotiable	Negotiable	Immediate
<i>Utilities not included</i>								

LARGE TOWNHOME IN CRESCENT HEIGHTS



2 - 309 2 Avenue Northeast

Crescent Heights | Calgary, AB
[Directions](#) | [Street View](#)

Property Managed By:



LISTING ID: 461208
 SMOKING: Non-smoking
 TENANT PARKING: Single garage

PETS: No pets
 YEAR BUILT: 2018



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$2500	\$2500	3 bd	3.5 ba	1200 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

LUXURIOUS TOWNHOUSE UNIT IN CRESCENT HEIGHTS



1 - 1510 Centre A Street Northeast

Crescent Heights | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 469276
 SMOKING: Non-smoking
 TENANT PARKING: Single garage

PETS: No pets
 YEAR BUILT: 2015
 LANDLORD ON RENTFASTER SINCE: 2008



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$2380	\$2380	2 bd + den	2.5 ba	1448 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

VERY WELL KEPT TOWNHOUSE IN CRESCENT HEIGHTS



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



MARKET RENT REPORT

CRESCENT HEIGHTS



Crescent Heights

Crescent Heights | Calgary, AB

LISTING ID: 150556
 SMOKING: Non-smoking
 TENANT PARKING: Double garage
 PETS: No pets
 YEAR BUILT: 1912
 LANDLORD ON RENTFASTER SINCE: 2014



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$2150	\$2150	2 bd	2 ba	1200 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

HOUSE IN CRESCENT HEIGHTS - WALK TO DOWNTOWN IN 10 MINUTES!



Front Door

Crescent Heights

Crescent Heights | Calgary, AB

LISTING ID: 315056
 SMOKING: Non-smoking
 LANDLORD ON RENTFASTER SINCE: 2013
 PETS: No pets
 TENANT PARKING: Single garage



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Duplex	\$1995	\$1995	3 bd	2 ba	1400 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities Included: Heat Electricity Water</i>								

GORGEOUS HOME IN CRESCENT HEIGHTS - UTILITIES INCLUDED!

Incentives: UTILITIES INCLUDED!

Beautifully renovated 3 bedroom, 2 bathroom home located in the heart of trendy Crescent Heights. Just a short walk or drive into downtown, you get it all here with great restaurants and other amenities close by. The home has been upgraded with beautiful granite counter tops and hardwood flooring. This home has a charming living room, and family room which opens up to a relaxing backyard patio. The main floor has two bedrooms and a full bath. The upper floor is where you will find the spacious master bedroom and en-suite. There is a one car garage, plus a parking pad at the rear for a second vehicle. This rental has tremendous value as UTILITIES ARE INCLUDED (water, heat, electricity).



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



MARKET RENT REPORT

CRESCENT HEIGHTS



ABOVE CLIENT EXPECTATION

OCTOBER 2021

BASEMENT SUITES



\$1250 utilities not included

324 - 12 Ave NW | Crescent Heights, Calgary
 Basement | 2+Den bd | 1 ba | 920 ft²
 Pets Ok | Availability: Nov 01
 Listing ID 50110



\$975 🏠 ⚡ 🚗

240 2 Avenue NE | Crescent Heights, Calgary
 Basement | 1 bd | 1 ba | 500 ft²
 No pets | Availability: Immediate
 Listing ID 375063



\$900 utilities not included

224 15 Avenue Northwest | Crescent Heights, Calgary
 Main Floor | 3 bd | 1 ba | 1100 ft²
 No pets | Availability: Nov 01
 Listing ID 389277



\$635 🏠 ⚡ 🚗

Crescent Heights, Calgary
 Basement | 1 bd | 1 ba
 No pets | Availability: Immediate
 Listing ID 96075



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



MARKET RENT REPORT

CRESCENT HEIGHTS



ABOVE CLIENT EXPECTATION

CRESCENT HEIGHTS CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
Crescent Heights High School Calgary Board of Education 1019 1 Street Northwest, Calgary	0.24 km
Kelly & Creaghan Ca's 1000 Centre Street North, Calgary	0.51 km
First Nations Adult & Higher Education Consortium (FNAHEC) 132 16 Ave NE, Calgary	0.70 km
Dancing Til Dawn 121 17 Avenue Northeast, Calgary	0.70 km
Calgary Iyengar Yoga 200-222 16 Avenue Northeast, Calgary	0.78 km
Temple Therapeutics 1511 Edmonton Trill, Calgary	0.86 km
Pre Kindergarten Educational 211 7 Street Northwest, Calgary	1.08 km
SAIT Senator Burns Building Senator Burns Building, 1301 16 Avenue Northwest, Calgary	1.31 km
E.H Crandell Building 151 Doctor Carpenter Circle Northwest, Calgary	1.32 km
Mount View School Calgary Board of Education 2004 4 Street Northeast, Calgary	1.33 km

CRESCENT HEIGHTS CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Afhs Library 712 16 Avenue Northwest, Calgary	0.76 km
Rosedale Little Free Library Calgary	0.94 km
BGP Little Free Library 814 17 Avenue Northwest, Calgary	0.97 km
Little free library 219 3 Avenue Northeast, Calgary	1.11 km
Reg Erhardt Library at SAIT MC111, Stan Grad Centre Southern Alberta Institute of Technology, 1301 16 Avenue Northwest, Calgary	1.45 km
Little Free Library 500 5 Avenue Southwest, Calgary	1.61 km
Alberta Law Libraries Calgary	1.81 km
Alberta Wilderness Association 455 12 Street Northwest, Calgary	1.84 km
Evergreen Regional Office 900 6 Avenue Southwest, Calgary	1.91 km

Distances are estimated from a central point within the community.

CRESCENT HEIGHTS DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	5.58 km
Alberta College of Arts and Design (ACAD)	1.91 km
Ambrose University College	8.63 km
Bow Valley College	1.99 km
Calgary Airport	8.59 km
Calgary Zoo	3.35 km
Chinook Centre Mall	7.33 km
City Hall	2.12 km
Cross Iron Mills	25.14 km
Deerfoot Mall	5.38 km
Devry Institute of Tech	5.31 km
Downtown Calgary	1.46 km

LANDMARK	DISTANCE
Foothills Hospital	4.46 km
Market Mall	6.55 km
Mount Royal University	7.20 km
Peter Lougheed Hospital	6.13 km
Rocky Mountain College	5.41 km
Rockyview Hospital	8.31 km
SAIT	1.39 km
South Health Campus	21.79 km
Southcentre Mall	12.39 km
Sunridge Mall	5.87 km
University of Calgary	4.68 km



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



MARKET RENT REPORT

CRESCENT HEIGHTS



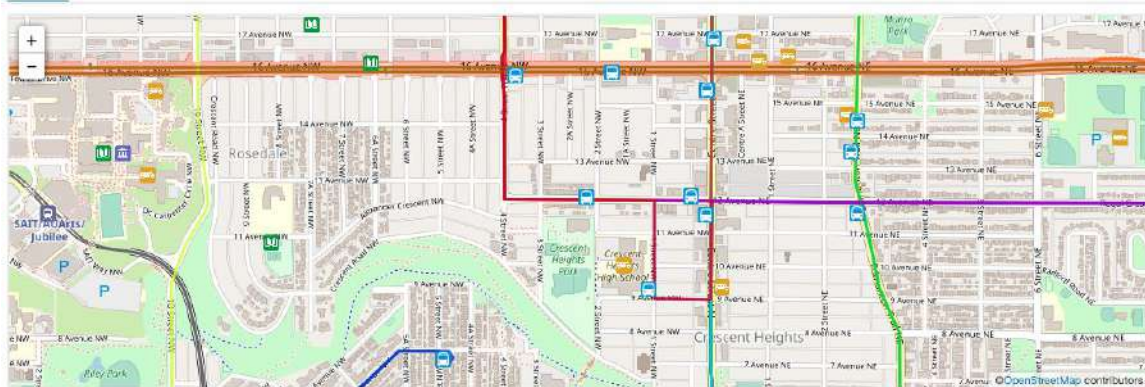
CRESCENT-HEIGHTS CLOSEST BUS ROUTES

ROUTE #	NAME
2	Mount Pleasant/Killarney/17 Av SW
3	Sandstone/Elbow Dr SW
4	Huntington
5	North Haven
19	16 Ave N
64	MacEwan Express
69	Deerfoot Centre
104	Sunnyside/University of Calgary
301	BRT North/City Centre
303	MAX Orange Brentwood/Saddletowne
404	North Hill
745	Crescent Heights/Vista Heights
748	

CRESCENT HEIGHTS CLOSEST LRTS

STATION	DISTANCE
Sunnyside CTrain Station	0.85 km
SAIT / AUArts / Jubilee CTrain Stn	1 km
3 Street SW CTrain Station	1.15 km
4 Street SW CTrain Station	1.15 km
1 Street SW CTrain Station	1.17 km
6 Street SW CTrain Station	1.18 km
7 Street SW CTrain Station	1.2 km
Centre Street CTrain Station	1.21 km

CRESCENT HEIGHTS MAP VIEW



Community data is not guaranteed by RentFaster.ca

- Malls
- Libraries
- Hospitals
- Train Stations
- Colleges
- Airport
- Bus stops
- Schools

BUS ROUTES

- 2 - Mount Pleasant/Killarney/17 Av SW
- 64 - MacEwan Express
- 404 - North Hill
- 3 - Sandstone/Elbow Dr SW
- 69 - Deerfoot Centre
- 745 - Crescent Heights/Vista Heights
- 4 - Huntington
- 104 - Sunnyside/University of Calgary
- 748 - Crescent Heights/Hidden Ranch
- 5 - North Haven
- 301 - BRT North/City Centre
-
- 19 - 16 Ave N
- 303 - MAX Orange Brentwood/Saddletowne
-



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB