

# CALGARY RENTAL MARKET REPORT



- 4 bed, 3.5 bath) 2 story split
- Furnished - partial furnished
- Royal Oak community
- Rented for August 1 2021,
- Fully developed basement with 1 bedroom and full bath
- Double attached garage
- 2800 sqft
- Built in 2004

## NEIGHBORING COMMUNITIES

Arbour Lake

Bearspaw

Citadel

Hamptons

Hawkwood

Nolan Hill

Ranchlands

Rocky Ridge

Scenic Acres

Sherwood

Silver Springs

Tuscany

## FURNISH OR UNFURNISHED?

EXCLUSIVELY PRESENTED BY



**REAL PROPERTY MANAGEMENT ACE**

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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## Calgary, Alberta

6128 Listings



	LISTINGS	STUDIO	1 BED	2 BEDS	3+ BEDS
Apartment	2,517	\$987 ↑	\$1,171 ↑	\$1,480 ↑	\$1,913 ↑
Condo	1,395	\$1,139 ↑	\$1,434 ↑	\$1,739 ↑	\$2,221 ↑
House	433	\$890	\$1,700 ↑	\$1,839 ↑	\$2,652 ↑
Main Floor	220	\$600	\$1,063 ↑	\$1,294 ↓	\$1,483 ↑
Basement	569	\$786 ↓	\$946 ↑	\$1,052 ↑	\$1,257 ↑
Duplex	179	\$650	\$1,033 ↑	\$1,307 ↑	\$2,017 ↑
Townhouse	467	\$840 ↓	\$1,407 ↑	\$1,599 ↑	\$1,813 ↑
Shared	287	N/A	\$634 ↓	N/A	N/A

### ROYAL OAK

### RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Basements	4	\$1000	\$1399	\$1124
Condos	8	\$1000	\$1575	\$1274
Houses	2	\$1650	\$2400	\$2025
Shared	6	\$550	\$900	\$666
Townhouses	1	\$700	\$700	\$700
Total Rentals	21	\$550	\$2400	\$1115



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## WHAT DO THE GRAPHS MEAN?

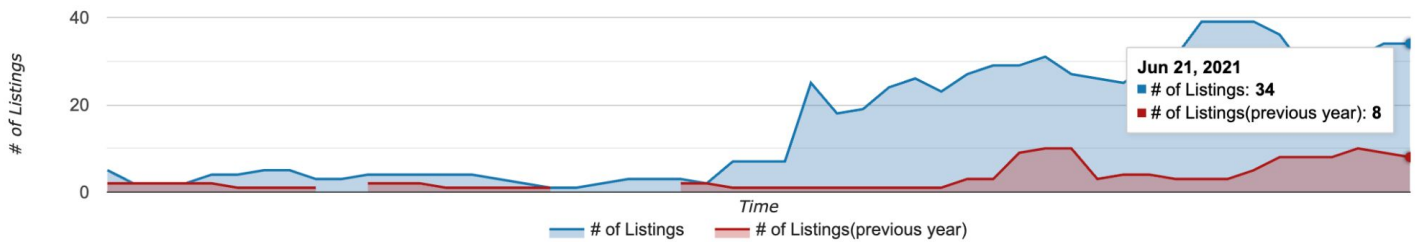
2021 versus 2020

INVENTORY SURPLUS : 34 rental listings in 2021 with only 8 in 2020

RENTAL RATES: 2021's rent given the amount of competition drives rental rates lower compared to 2020

### HISTORICAL NUMBER OF LISTINGS

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



### HISTORICAL AVERAGE PRICE

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



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## 279 Royal Oak Circle NW

### UNFURNISHED VS. FURNISHED MARKET COMPARABLES



Front Of House



Living Room

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2400</b>	\$2400	4 bd + den	3.5 ba	2992 incl finished basement	Unfurnished	Long Term	<b>Aug 01, 2021</b>
<i>Utilities not included</i>								

### 4 BEDROOM ROYAL OAK FAMILY HOME

This beautiful 4 Bedroom (3 up 1 down) 3 1/2 bathroom home in Royal Oak is spotless, well maintained.

The main level has NEW hardwood throughout the open concept floor plan with a formal dining room, living room, eat in kitchen and laundry room.

The second level boasts a large master suite, bonus room and two more bedrooms. The fully finished basement includes a large media / games room wired with a 7.1 home theater system as well as a oversized bathroom and the 4th bedroom.

The south facing back yard is fully fenced with a deck off the kitchen, the home is equipped with air conditioning as well as a double attached garage. Total developed size is approx 2992 including the basement.



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# CALGARY RENTAL MARKET REPORT



## 220 Royal Birch Way Northwest

Royal Oak | Calgary, AB  
[Directions](#) | [Street View](#)

LISTING ID 293309	PETS No pets
SMOKING Non-smoking	YEAR BUILT 2006
TENANT PARKING Double garage	LANDLORD ON RENTFASTER SINCE 2015



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2495</b>	\$2495	4 bd	3.5 ba	2359 ft <sup>2</sup>	Unfurnished	Long Term	<b>Aug 01, 2021</b>
<i>Utilities not included</i>								

## ROYAL OAK 4 BEDROOM

4 bedroom house on a quiet street in a playground zone in lovely Royal Oak. 3cm granite counters throughout, undermount sinks, stainless steel appliances, hardwood floors, front load washer and dryer, double and attached garage.

## CONTACT LANDLORD

## 311 Rockyridge Cove NW

Rocky Ridge | Calgary, AB  
[Directions](#) | [Street View](#)

LISTING ID 85945	PETS No pets
SMOKING Non-smoking	YEAR BUILT 1999
TENANT PARKING Double garage   Fee: No fee	LANDLORD ON RENTFASTER SINCE 2009



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2500</b>	\$2500	4 bd	3.5 ba	3000 SF Plus	Unfurnished	Long Term	<b>Immediate</b>
<i>Utilities not included</i>								



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## 268 Panamont Circle Northwest

Panorama Hills | Calgary, AB

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

LISTING ID 452403	PETS No pets
SMOKING Non-smoking	YEAR BUILT 2006
TENANT PARKING Double garage	LANDLORD ON RENTFASTER SINCE 2008



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2350</b>	\$2350	3 bd + den	2.5 ba	2364 ft <sup>2</sup>	Furnished	Negotiable	<b>Immediate</b>

*Utilities not included*

### BEAUTIFUL FURNISHED HOME OVER 2350 SQUARE FEET HOME IN PANORAMA HILLS

Beautiful home fully furnished in Panorama Hills, walking distance to all levels of schools, 3 bedrooms plus Den, 9 foot ceiling throughout main level. Great Open floor plan, Main floor Den perfect for your home office, Nice and big Family Room with fireplace, huge Kitchen with Quartz counter and Stainless steel appliances, and a Sun Room that you will enjoy extra living space on the Main Floor, Deck off the kitchen. Huge Bonus Room with second fireplace and 3 bedrooms up. Master Bedroom with 5 piece deluxe Ensuite bathroom and walk in closet. Good sized fenced yard for your enjoyment. Double attached garage and extra wide driveway for parking. Please note the basement is not included. Call today for your viewing.



## 120 Country Hills Close Northwest

Country Hills | Calgary, AB

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

LISTING ID 434626	PETS No pets
SMOKING Non-smoking	TENANT PARKING Double garage
LANDLORD ON RENTFASTER SINCE 2013	



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2299</b>	\$2299	4 bd + den	3.5 ba	2500 ft <sup>2</sup>	Negotiable	Negotiable	<b>Immediate</b>

*Utilities not included*

### SPACIOUS HOUSE WITH BASEMENT IN COUNTRY HILLS ESTATE GOLF COMMUNITY

*Incentives: furnished or semi furnished for same rental price*

Located in a quiet neighbourhood in the heart of Country Hills Estate community. This is a large 5 bedroom house is waiting to be occupied by you. Situated in a cul-de-sac, the neighbourhood is family-friendly and safe. This home is move-in ready as it is already furnished. There is public transit closeby as well as several amenities like cafes, grocery stores, gas stations and restaurants.

# CALGARY RENTAL MARKET REPORT

## ROYAL OAK CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
Calgary International Academy Preschool 450 Royal Oak Drive Northwest, Calgary	0.84 km
Calgary International Montessori Academy 10709 Rocky Ridge Boulevard Northwest, Calgary	1.37 km
Premiere Dance Academy 19 Royal Vista Link Northwest #310, Calgary	1.47 km
The Renert School 14 Royal Vista Link Northwest, Calgary	1.62 km
Music Makers 71 Crowfoot Terrace Northwest, Calgary	2.25 km
Robert Thirsk High School   Calgary Board of Education 8777 Nose Hill Drive Northwest, Calgary	2.27 km
St. Brigid School 730 Citadel Way Northwest, Calgary	2.36 km
Scenic Acres School   Calgary Board of Education 50 Scurfield Way Northwest, Calgary	2.56 km
West View School   Calgary Board of Education 12626 85 Street Northwest, Calgary	2.58 km
Eric Harvie School   Calgary Board of Education 357 Tuscany Drive Northwest, Calgary	2.66 km
Yufeng Chinese School Calgary	2.72 km

## ROYAL OAK CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Little Free Library 120 Royal Birkdale Drive Northwest, Calgary	0.36 km
Little Free Library Royal Oak Drive Northwest, Calgary	0.48 km
Little Free Library 52 Rocky Ridge Drive Northwest, Calgary	1.16 km
Little Book Library 6 Arbour Crest Heights Northwest, Calgary	1.27 km
Little Free Library Calgary	1.38 km
Rocky Ridge Library 11300 Rocky Ridge Road Northwest, Calgary	1.71 km
University of Calgary High Density Library - Spy Hill 11711 85 Street Northwest, Calgary	1.92 km
Mushroom House Free Little Library 34 Tusslewood Drive Northwest, Calgary	2.17 km
Crowfoot Library 8665 Nose Hill Drive Northwest, Calgary	2.44 km
Rockyspring Little Free Library Calgary	2.50 km
Little free library 7 Tuscany Meadows Heights Northwest, Calgary	3.09 km

## ROYAL OAK DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	10.02 km
Alberta College of Arts and Design (ACAD)	12.41 km
Ambrose University College	11.24 km
Bow Valley College	15.73 km
Calgary Airport	14.88 km
Calgary Zoo	17.23 km
Chinook Centre Mall	19.22 km
City Hall	15.74 km
Cross Iron Mills	22.61 km
Deerfoot Mall	13.17 km
Devry Institute of Tech	18.92 km
Downtown Calgary	14.47 km

LANDMARK	DISTANCE
Foothills Hospital	10.67 km
Market Mall	7.98 km
Mount Royal University	15.95 km
Peter Lougheed Hospital	18.05 km
Rocky Mountain College	8.54 km
Rockyview Hospital	19.02 km
SAIT	12.75 km
South Health Campus	34.64 km
Southcentre Mall	23.95 km
Sunridge Mall	18.13 km
University of Calgary	9.58 km

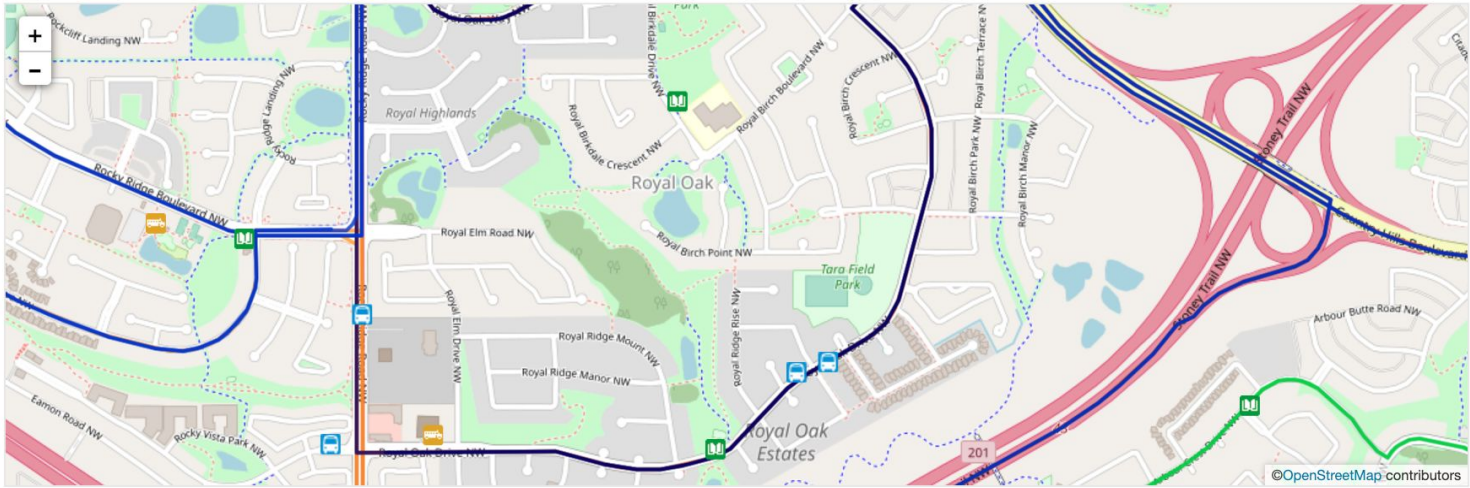


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# CALGARY RENTAL MARKET REPORT

## ROYAL OAK MAP VIEW



Community data is not guaranteed by RentFaster.ca

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

### BUS ROUTES

- 115 - Symons Valley Parkway
- 169 - Rocky Ridge
- 815 - St. Francis/S. Ranchlands/Arbour Lk
- 138 - Citadel
- 774 - Robert Thirsk/ Royal Oak
- 817 - St. Francis/ Rocky Ridge
- 158 - Royal Oak
- 814 - St. Francis/Royal Oak

### ROYAL-OAK CLOSEST BUS ROUTES

ROUTE #	NAME
115	Symons Valley Parkway
138	Citadel
158	Royal Oak
169	Rocky Ridge
774	Robert Thirsk/ Royal Oak
814	St. Francis/Royal Oak
815	St. Francis/S. Ranchlands/Arbour Lk
817	St. Francis/ Rocky Ridge

### ROYAL OAK CLOSEST LRTS

STATION	DISTANCE
Tuscany CTrain Station	0.85 km
Crowfoot CTrain Station	1.54 km
Dalhousie CTrain Station	3.78 km
Brentwood CTrain Station	5.51 km
University CTrain Station	6.08 km





# FURNISH OR UNFURNISHED?

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## UNFURNISHED RENTAL PLAN 1 Month Leasing Fee + 10% Management Fee

### RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports



Owner shall pay a management fee equal to 10% of gross rents collection (minimum of \$125.00 per month)

Unfurnished leases are typically 1 year.

- 10% of monthly gross rent
- Monthly report and monthly payout

Unfurnished Tenants can often start with with 6 months or one year terms and end up renewing and staying longer term. Some of our short-term Tenants have been with us for as long as two years.

Long Terms tenants are ideal for owner stability. However, in a down market due depressed economy, where there is uncertainty 1 year terms are actually not as “stable” as Owners perceive.

Locking low rates for 1 year term is actually not as beneficial to Owners for Tenants.

### UNFURNISHED PLAN (1 Month Leasing Fee + 10% Management Fee)

Monthly Rent Scenario	1800	1900	2000	2100	2200
Leasing Fee for Each New Tenant (1 Month's Rent)	1800	1900	2000	2100	2200
10% Monthly Management Fee (Minimum \$125 per month)	180	190	200	210	220
<b>TOTAL Annual Fee</b>	<b>\$3,960</b>	<b>\$4,180</b>	<b>\$4,400</b>	<b>\$4,620</b>	<b>\$4,840</b>
<b>Annual Revenue After Fee Deduction</b>	<b>\$17,640</b>	<b>\$18,620</b>	<b>\$19,600</b>	<b>\$20,580</b>	<b>\$21,560</b>
<b>Monthly Revenue After Fee Deduction</b>	<b>\$1,470</b>	<b>\$1,552</b>	<b>\$1,633</b>	<b>\$1,715</b>	<b>\$1,797</b>



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# FURNISH OR UNFURNISHED?

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## FURNISHED RENTAL PLAN No Leasing Fee + 19% Management Fee

### RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

### plus

- ✓ Move-In/Out Cleaning Service
- ✓ Replenish Supplies at Cost

Fully furnished short-term leases based on the demand of professionals coming into Calgary for undetermined length of stays (**Most under 1 year lease term**)

- 19% of monthly gross rent
- Laundry linens and towels after each move out
- Monthly report and monthly payout
- Restocking all supplies as needed with receipts and update to owners

Fully Furnished Tenants can often start with terms as short as month-to-month, 3 or 6 months and continue month-to-month. Some of our short-term Tenants have been with us for as long as two years.

Short Terms are ideal for times of uncertainty, as “**LIFE HAPPENS**”

Owner shall pay a management fee equal to 19% of gross rents collection (minimum of \$125.00 per month)

### FURNISHED PLAN (19% Management Fee) Integrated Leasing & Management Fees

Monthly Rent Scenario	1800	1900	2000	2100	2200
19% Monthly Management Fee (Minimum \$125 per month)	342	361	380	399	418
<b>TOTAL Annual Fee</b>	<b>\$4,104</b>	<b>\$4,332</b>	<b>\$4,560</b>	<b>\$4,788</b>	<b>\$5,016</b>
<b>After Fee Deduction</b>	<b>\$17,496</b>	<b>\$18,468</b>	<b>\$19,440</b>	<b>\$20,412</b>	<b>\$21,384</b>
<b>After Fee Deduction</b>	<b>\$1,458</b>	<b>\$1,539</b>	<b>\$1,620</b>	<b>\$1,701</b>	<b>\$1,782</b>



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