



UNIVERSITY HEIGHTS Q2 2022

University Heights Apartment Rental Stats

Q2 2022

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	10	\$1223	\$1750	\$1456
Houses	3	\$675	\$3490	\$2348
Parking Spots	1	\$130	\$130	\$130
Shared	1	\$680	\$680	\$680
Total Rentals	15	\$130	\$3490	\$1494

UNIVERSITY HEIGHTS APARTMENT RENTAL STATS

Q4 2021

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	3	\$1118	\$1349	\$1262
Basements	2	\$1100	\$1100	\$1100
Condos	1	\$1250	\$1250	\$1250
Parking Spots	2	\$95	\$120	\$107
Shared	3	\$480	\$700	\$610
Townhouses	1	\$1800	\$1800	\$1800
Total Rentals	12	\$95	\$1800	\$923



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca



3324 Underhill Drive Northwest

- 3324 Underhill Drive Northwest
- University Heights, Calgary, AB
- [Directions](#) • [Street View](#)

Floor Plans

6 Bedrooms House



\$2,880 • Deposit \$2880 • 4 Baths • 2500 ft² • Unfurnished • Long Term • **Immediate**

Utilities Included: Not included



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2428 Udell Rd NW

- 📍 2428 Udell Rd NW
- 👤 University Heights, Calgary, AB
- 📄 [Directions](#) • [Street View](#)

Floor Plans

6 Bedrooms House



\$3,490 • Deposit \$3490 • 5 Baths • 2,800 • Unfurnished • Long Term • **Immediate**

Utilities Included: Not included



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Ask



"Will This Property Make a Good Rental/Investment Property?"



OPINION OF MARKET RENTABILITY



**FURNISHED
NEW
EXECUTIVE
TOWNHOUSE
WITH AIR
CONDITIONING
& ATTACHED
GARAGE**

**BEAUTIFUL BRAND
NEW *UNIVERSITY
DISTRICT* 2 BED +
DEN / 2.5 BATH**

**NEW 2
BEDROOM
SEMI-
FURNISHED
TOWNHOME
AT THE
UNIVERSITY
DISTRICT**

**BEAUTIFUL
TOWNHOUSE
BY ALBERTA
CHILDREN'S
HOSPITAL -
UNIVERSITY
DISTRICT**

**UNIVERSITY
DISTRICT - BRAND
NEW TWO
BEDROOM
TOWNHOME WITH
AIR
CONDITIONING**



Property Type	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Address	4016 Norford Avenue NW	34 Norford Common NW	3125 39 Street Northwest	4012 Norford Ave NW	4008 Norford Ave NW
City	Calgary	Calgary	Calgary	Calgary	Calgary
Community	University District	University District	University District	University District	University District
Monthly Rent	\$2950	\$2795	\$2750	\$2650	\$2500
Bedrooms	2	2	2	2	2
+ Den	Yes	Yes	No	Yes	Yes
Bathrooms	2.5	2.5	2.5	2.5	2.5
Parking for Tenant	garage - single	garage - double	underground	garage - single	garage - single



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THE UNIVERSITY DISTRICT Calgary's highest density employment areas outside of downtown! The community is planned for a wide selection of new community amenities including grocery, pharmacy, daycare, restaurants, retailers, professional and personal service providers. Fulfill everyday shopping needs within a short walking distance of your home!
40 acres of natural green space and trails!

UNIVERSITY DISTRICT - BRAND NEW TWO BEDROOM TOWNHOME WITH AIR CONDITIONING

UNIVERSITY DISTRICT TOWNHOME PERFECT FOR YOUNG PROFESSIONALS

NEW TOWNHOUSE AT UNIVERSITY OF CALGARY CLOSE TO ALBERTA CHILDREN'S HOSPITAL

GREAT LOCATION! 2 BEDROOM + 2.5 BATHROOM FURNISHED TOWNHOME

BRAND NEW 2 BEDROOM TOWN HOUSE

BRAND NEW 2 BDRM TOWNHOUSE



Townhouse

Townhouse

Townhouse

Townhouse

Townhouse

Townhouse

4008 Norford Ave NW

4024 Norford Avenue NW

4018 Norford Ave NW

3130 Thirsk Street NW

3130 Thirsk Street NW

Calgary

Calgary

Calgary

Calgary

Calgary

Calgary

University District

University District

University District

University District

University District

University District

\$2500

\$2450

\$2450

\$2450

\$2095

\$2000

2

2

2

2

2

2

Yes

Yes

Yes

Yes

Yes

No

2.5

2.5

2.5

2.5

2.5

2.5

garage - single

garage - single

garage - single

underground

underground

underground



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UNIVERSITY HEIGHTS RPMACE CALGARY PORTFOLIO



RENTED



**Furnished 2 Bed + 2
Bath Condo...**
#445747

\$ 1650
2011 University...
Calgary, AB

RENTED



**Children's Hospital,
University of...**
#366864

\$ 2200
5017 Vanstone...
Calgary, AB

RENTED



**Brand New 3 Bdrm
Townhouse, Private...**
#356218

\$ 2350
4013 - 4013...
Calgary, AB

FOR LEASE 4013 Norford Avenue NW BRAND NEW MODERN TOWNHOME



When you CAN have it ALL...

- Central Prime location - strategically located between University of Calgary, Children's Hospital, Market Mall, Market Mall Professional Building
- Brand new, modern, luxurious executive living
- Convenient condo living with 3 levels of living area!

SIZE: +/-1602 sq.ft
YEAR BUILT: BRAND NEW, NOVEMBER 2018
2ND LEVEL: 3 Bedrooms
BATHROOMS: 2.5 Baths
AVAILABLE: Immediate
PARKING: 2 Secured Heated Underground
TERM: Preferred 1 YEAR*

*Shorter terms & furnished options available for a higher rate



FOR SALE/ LEASE 2704 5th AVENUE NW



FOR SALE

SALE PRICE: \$724,900

SIZE: 1278 sq feet above grade
BEDROOMS: 3 Bedrooms
BATHROOMS: 2 Bathrooms
POSSESSION: 30 Days/Negotiable
PROPERTY TAXES: \$4544 (2019)

FOR LEASE

UNFURNISHED: \$1900/Month

RENT UP: \$1100/Month

RENT DOWN: \$ 800/Month

SOLD

RENTED



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LILY CHAN
REALTOR
403.926.2000
Broker: Real Estate Professionals Inc.
#202, 5403 Crowchild Trail NW, Calgary, Alberta

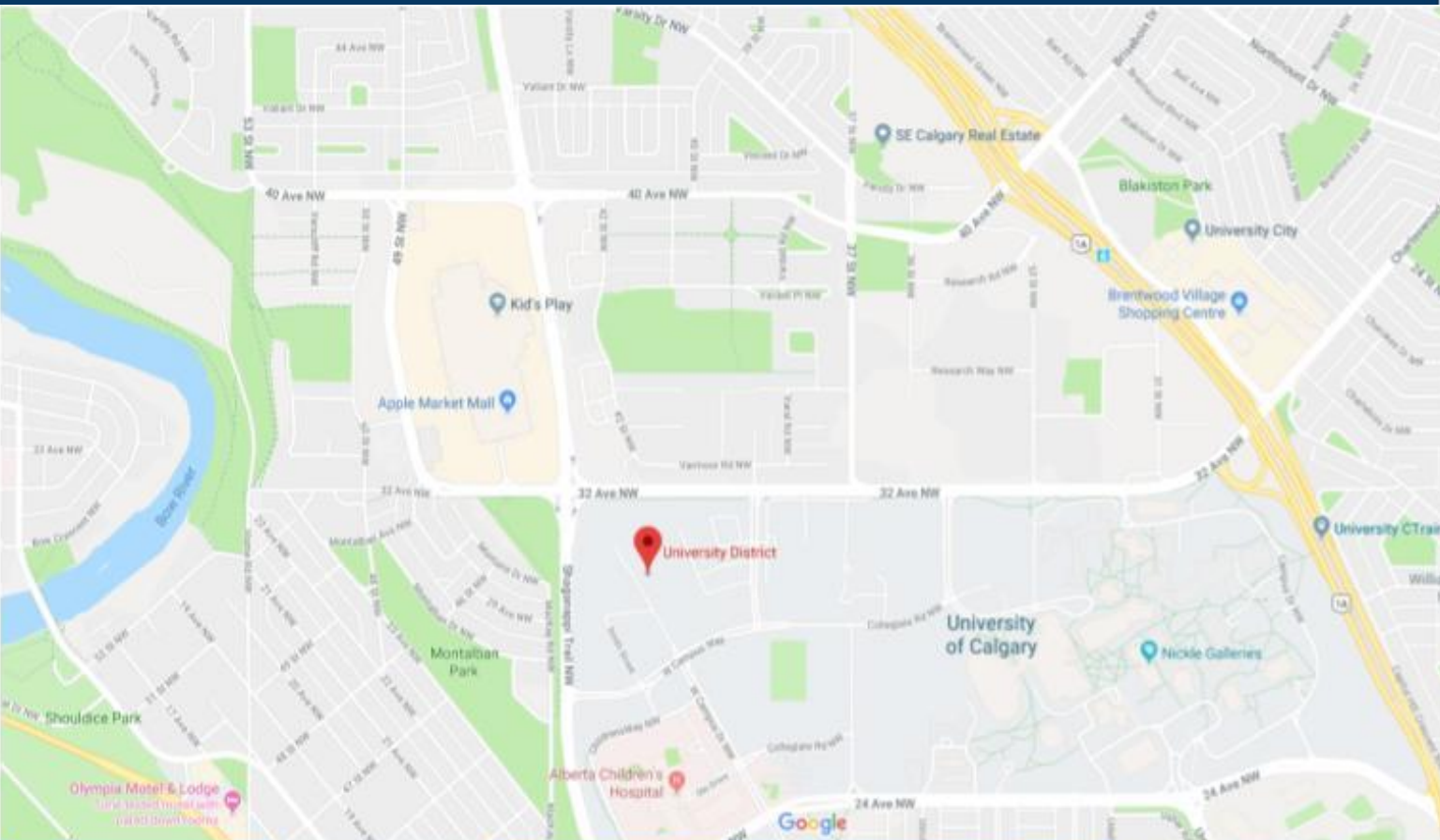
ROMANIA LEO
PROPERTY MANAGER
403.816.2308
Broker: Real Property Management Central
300, 5 Richard Way SW Calgary, Alberta

REAL PROPERTY MANAGEMENT ACE



IT'S ALL ABOUT LIFESTYLE

THE UNIVERSITY DISTRICT Calgary's highest density employment areas outside of downtown! The community is planned for a wide selection of new community amenities including grocery, pharmacy, daycare, restaurants, retailers, professional and personal service providers. Fulfill everyday shopping needs within a short walking distance of your home!
40 acres of natural green space and trails!



 Malls

 Train Stations

 Bus stops

 Libraries

 Colleges

 Schools

 Hospitals

 Airport



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Ask

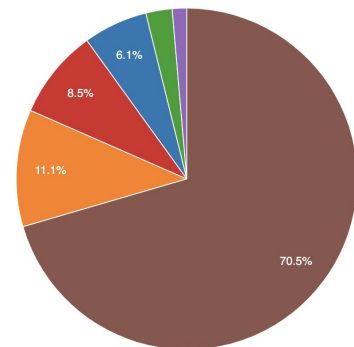
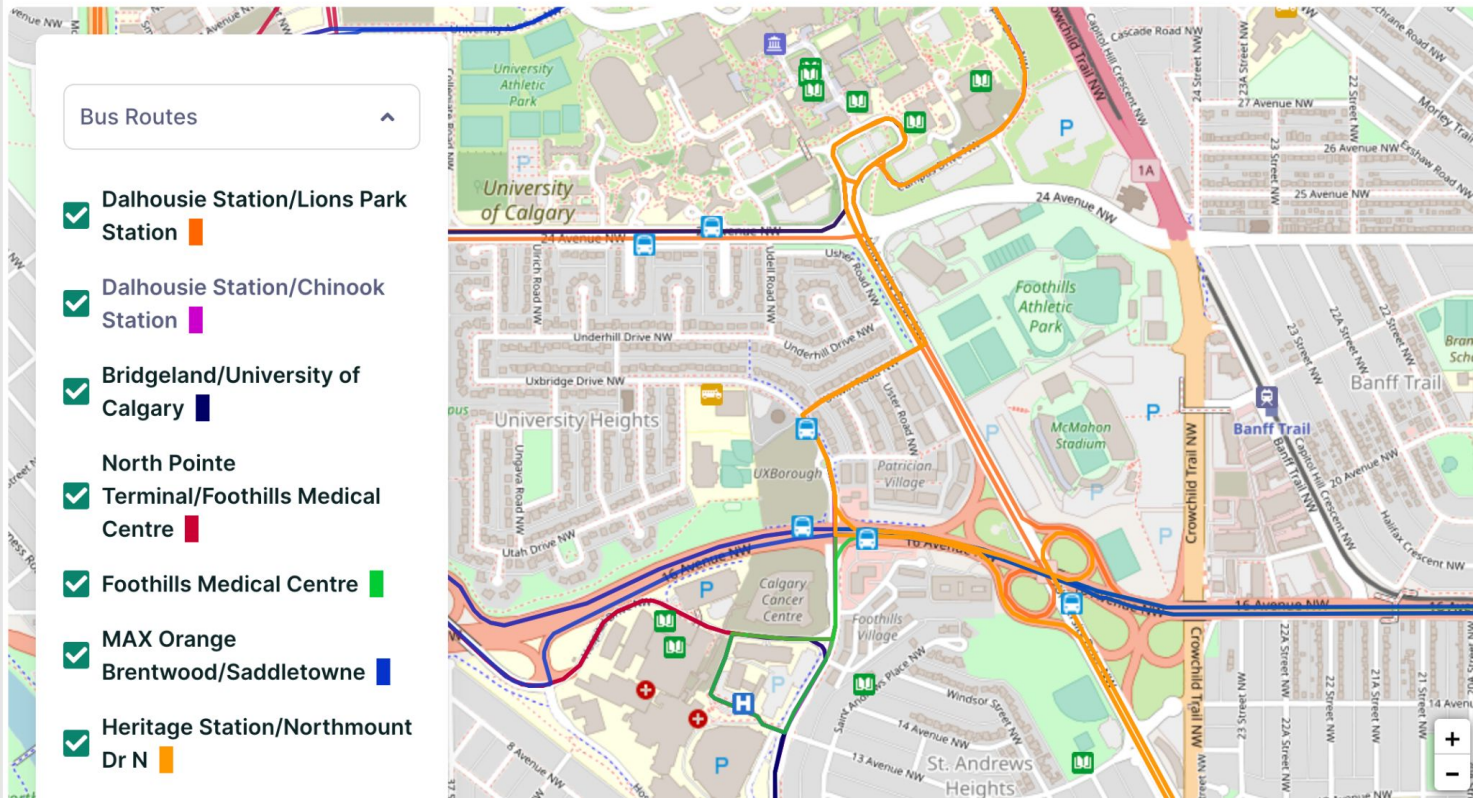


"Will This Property Make a Good Rental/Investment Property?"



OPINION OF MARKET RENTABILITY

University Heights Map View



- No cert. / Diploma / Degree (49)
- High school (89)
- Apprenticeship / Trade cert. / Diploma (20)
- Non-university cert. / Diploma (68)
- University cert. / Diploma below bachelor (11)
- University degree (566)



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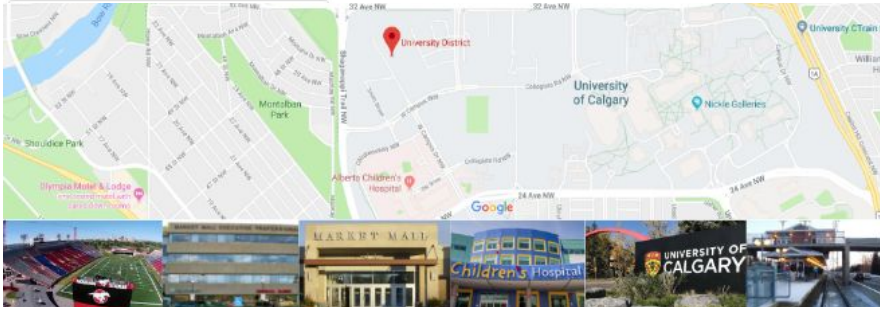


"Will This Property Make a Good Rental/Investment Property?"



OPINION OF MARKET RENTABILITY

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



REAL PROPERTY MANAGEMENT ACE **RENTABILITY SCORE**

NEIGHBORHOOD	★★★★★
TRANSPORTATION	★★★★★
AMENITIES	★★★★★
SCHOOL	★★★★★
RENTABILITY	★★★★★

NAME/ADDRESS	DISTANCE
Westmount Charter Mid-High School 2215 Uxbridge Drive Northwest, Calgary	0.10 km
Dr. Gordon Townsend School Calgary Board of Education 28 Oki Drive, Calgary	1.03 km
Foothills Academy Society 745 37 Street Northwest, Calgary	1.05 km
Foothills Lutheran Christian Preschool 3104 34 Avenue Northwest, Calgary	1.39 km
William Aberhart High School Calgary Board of Education 3009 Morley Trail Northwest, Calgary	1.57 km
Banff Trail School Calgary Board of Education 3232 Cochrane Road Northwest, Calgary	1.66 km
Terrace Road School Calgary Board of Education	1.71 km

Calgary Montessori School 2828 19 Street Northwest, Calgary	2.09 km
Capitol Hill School Calgary Board of Education 2210 18 Street Northwest, Calgary	2.10 km
Kid's Play 3625 Shaganappi Trail Northwest, Calgary	2.10 km
Brentwood School Calgary Board of Education 1231 Northmount Drive Northwest, Calgary	2.23 km
St. Luke Elementary School 1232 Northmount Drive Northwest, Calgary	2.31 km
Varsity Acres School Calgary Board of Education 4255 40 Street Northwest, Calgary	2.35 km
Calgary Quest School 3405 Spruce Drive Southwest, Calgary	2.43 km

i Distances are estimated from a central point within the community.



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OPINION OF MARKET RENTABILITY

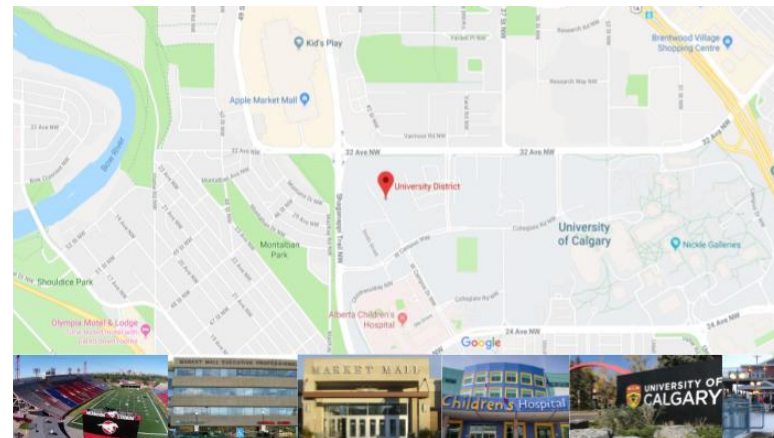
University Heights Distance to Local Landmarks

LANDMARK	DISTANCE
Alberta Children's Hospital	1.17 km
Alberta College of Arts and Design (ACAD)	2.83 km
Ambrose University College	4.83 km
Bow Valley College	6.13 km
Calgary Airport	10.97 km
Calgary Zoo	7.81 km
Chinook Centre Mall	9.29 km
City Hall	6.07 km
Cross Iron Mills	25.72 km
Deerfoot Mall	7.71 km
Devry Institute of Tech	10.00 km
Downtown Calgary	4.74 km

RENTABILITY SCORE

NEIGHBORHOOD	★★★★★
TRANSPORTATION	★★★★★
AMENITIES	★★★★★
SCHOOL	★★★★★
RENTABILITY	★★★★★

Foothills Hospital	0.73 km
Market Mall	2.06 km
Mount Royal University	6.68 km
Peter Lougheed Hospital	10.53 km
Rocky Mountain College	2.00 km
Rockyview Hospital	9.35 km
SAIT	3.33 km
South Health Campus	24.68 km
Southcentre Mall	14.20 km
Sunridge Mall	10.37 km
University of Calgary	0.77 km

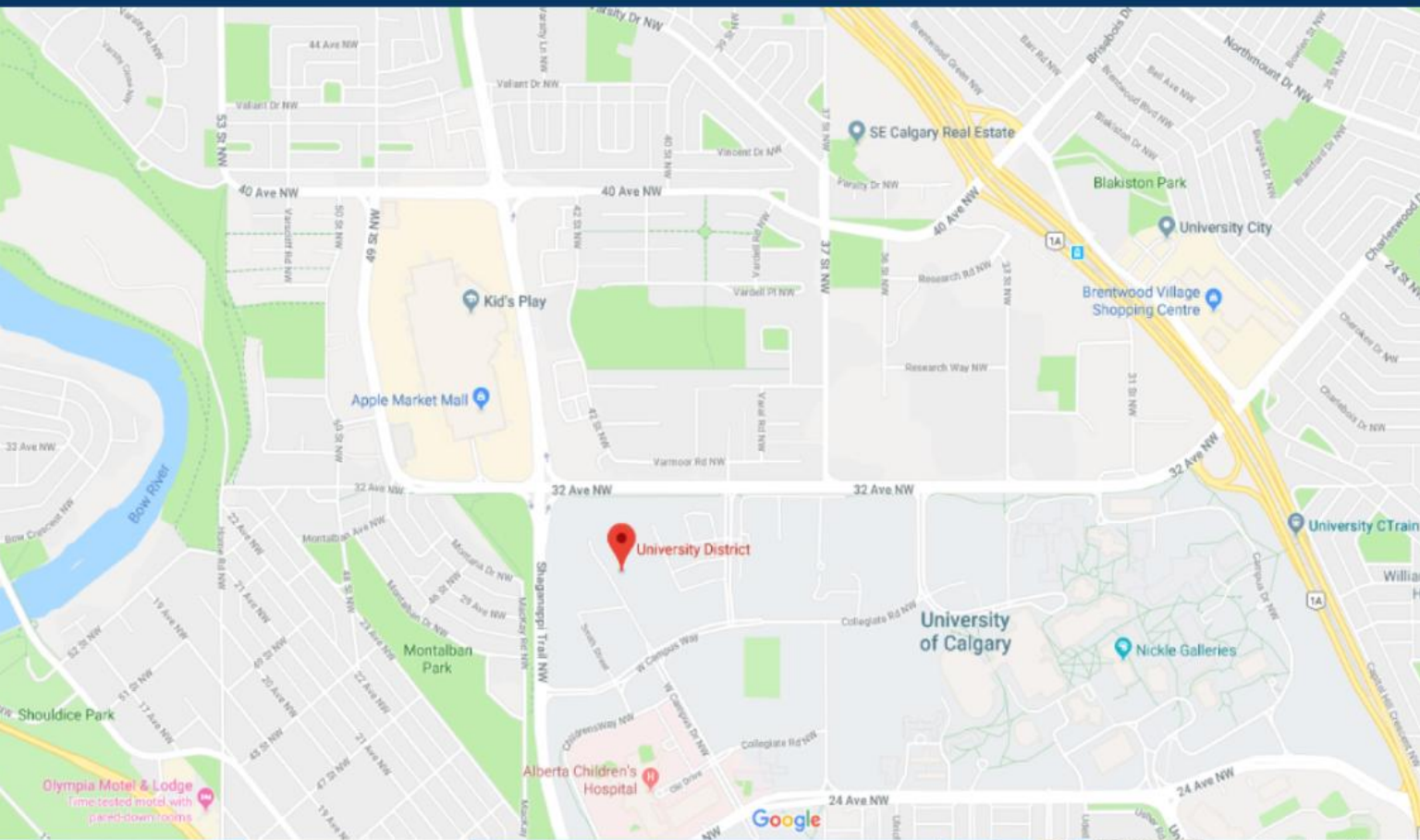


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University of Calgary, Foothills Hospital, and Alberta Children's Hospital just around the corner!



UNIVERSITY DISTRICT



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