

MARKET RENTS REPORT Q2 2022

PREPARED FOR CLIENTS OF
BEN HAYLEY, JUSTIN HAVRE & ASSOCIATES



RENTABILITY SCORE

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Ask



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



OPINION OF MARKET RENTABILITY

ALL ABOUT LIFESTYLE
CALGARY COMMUNITIES



FEATURED NEIGHBOURHOODS

ALL ABOUT LIFESTYLE

FEATURES

- BACKING ONTO THE RIDGE!
- GREENSPACE. Ridge home with mountain views.
- BACKYARD: Private West-Facing
 - 3 Tiered Deck. Low maintenance
 - Built-in BBQ.
- HEATED GARAGE
- Central Air conditioning

CHAPARRAL SE CALGARY

3 BEDROOMS 2.5 BATHS.

BACKING ONTO BEAUTIFUL GREENSPACE

UPPER LEVEL 3 Bed + 2 Bath Large front bonus room

LOWER LEVEL: Unfinished

BACKYARD: 3 tiered deck. professionally landscaped. Private West-Facing Backyard.



Ask
ACE

HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED



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CALGARY RENTAL MARKET STATS

Q2 2022



Calgary, Alberta
2967 Listings

	LISTINGS	STUDIO	1 BED	2 BEDS	3+ BEDS
Apartment	1,207	\$1,049	\$1,334 ↑	\$1,768 ↑	\$2,500 ↑
Condo	520	\$1,361	\$1,712 ↑	\$2,216 ↑	\$3,265 ↑
House	390	N/A	\$2,800 ↑	\$2,133 ↑	\$2,905 ↑
Main Floor	118	N/A	\$1,421 ↑	\$1,546 ↑	\$1,881 ↑
Basement	199	\$850	\$1,084 ↑	\$1,186 ↑	\$1,505 ↑
Duplex	80	N/A	\$767 ↓	\$1,509 ↑	\$2,378 ↑
Townhouse	260	N/A	\$1,795 ↑	\$1,933 ↑	\$2,238 ↑
Shared	134	N/A	\$692 ↑	N/A	N/A



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Chaparral Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Basements	1	\$1425	\$1425	\$1425
Houses	3	\$2400	\$3050	\$2816
Total Rentals	4	\$1425	\$3050	\$2468

Neighboring Communities

- Academy
- Belmont
- Cranston
- Legacy
- Midnapore
- Parkland
- Pine Creek
- Somerset
- Sundance
- Walden
- Wolf Willow
- Yorkville



\$2685

📍 60 Sunmeadows Road Southeast
🏡 Sundance, Calgary

House
3 bd - 2.5 ba - 1909 ft²
No pets - Jul 01 availability
485963



\$2500

📍 191 Suncrest Way Southeast
🏡 Sundance, Calgary

House
4 bd - 3 ba
No pets - Jul 01 availability
489403



\$2700

📍 71 Cranwell Common Southeast
🏡 Cranston, Calgary

House
4+den bd - 3.5 ba - 1,916 ft²
No pets - Jul 15 availability
450871



\$2500

📍 105 Cranleigh Bay Southeast
🏡 Cranston, Calgary

House
3 bd - 2.5 ba - 1956 ft²
No pets - Jul 01 availability
470487



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MARKET COMPARABLES

MAY 31, 2022 | Q2 2022



4 Bedrooms House with Den

\$2,400 • Deposit \$2400 • 3.5 Baths • Unfurnished • Long Term • **Immediate**

Utilities Included: Not Included

Features & Amenities

Property Features (7)

Community Features (8)

- Dishwasher
- Oven/Stove
- Microwave
- Fridge
- Laundry - In Suite
- Patio/Deck
- Fenced Backyard

About 96 Chaparral Circle Southeast

Listing ID	489299	Pets	No pets
Smoking	Non-smoking	Tenant Parking	Double garage

Lake Chaparral- Beautiful 4br+Bonus Room/3.5 Bath House with Double Garage!

Rent:- \$2400 Plus Utilities

Deposit:-One month's rent

Welcome home to a beautiful 4 br/3.5 bath house in the very sought-after community of Lake Chaparral. The main floor offers a large size Living Room with a fireplace, Kitchen/Dining, and a half Bathroom. The Kitchen has lots of counter space and cupboards. It also features Stainless Steel appliances, and hardwood floor.

The upper floor offers 3 bedrooms and 2 full baths - a big size Master Bedroom with private ensuite, 2 good size Bedrooms, and another Full bathroom and a large bonus room.

The basement is fully finished and offers a large recreational room, a full bedroom and a bathroom.

There is a double attached garage and also a patio in the back to relax and enjoy the outdoors.

The home is located very conveniently close to Shopping, Bus Stop, School, Lake, and community center.

Don't miss this opportunity.



\$2400

96 Chaparral Circle Southeast
Chaparral, Calgary

House
4+den bd • 3.5 ba
No pets • Immediate availability
489299



\$3000

132 Chaparral Valley View South
Chaparral, Calgary

House
4 br • 4 ba • 3214 ft²
No pets • Jun 01 availability
486364



\$3050

68 Chaparral Valley Place SE
Chaparral, Calgary

House
4 br • 4 ba • 2100+950 ft²
No pets • Jul 01 availability
453039



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OPINION OF MARKET RENTABILITY



30 Legacy Glen Common Southeast

📍 30 Legacy Glen Common Southeast
👤 Legacy, Calgary, AB
📄 Directions • Street View

Floor Plans

4 Bedrooms House

\$2,200 • Deposit \$2200 • 4.5 Baths • 1365 ft²

Utilities Included: Not included



\$2750

📍 10 Walden Crescent Southeast
📍 Walden, Calgary
House
3 bd - 2.5 ba - 2098 ft²
No pets - Immediate availability
489459



\$2950

📍 229 Walden Square Southeast
📍 Walden, Calgary
House
4 bd - 3.5 ba - 2143 ft²
No pets - Immediate availability
487352



\$3000

📍 132 Chaparral Valley View Southeast
📍 Chaparral, Calgary
House
4 bd - 4 ba - 3214 ft²
No pets - Jun 01 availability
488364



\$3050

📍 66 Chaparral Valley Place SE
📍 Chaparral, Calgary
House
4 bd - 4 ba - 2100+850 ft²
No pets - Jul 01 availability
453039



\$3180

📍 Sundance, Calgary
House
4 bd - 3 ba - 2673 ft²
No pets - Immediate availability
488679



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OPINION OF MARKET RENTABILITY



\$2150

📍 80 Legacy View Southeast
🏠 Legacy, Calgary

House
3 bd - 2.5 ba - 1385 ft²
No pets - Jun 03 availability
488236



\$2750

📍 10 Walden Crescent Southeast
🏠 Walden, Calgary

House
3 bd - 2.5 ba - 2098 ft²
No pets - Immediate availability
489459



\$2200

📍 De Winton

House
3 bd - 2.5 ba - 1448 ft²
No pets - Immediate availability
488548



\$2950

📍 229 Walden Square Southeast
🏠 Walden, Calgary

House
4 bd - 3.5 ba - 2143 ft²
No pets - Immediate availability
487352



\$2200

📍 30 Legacy Glen Common Southeast
🏠 Legacy, Calgary

House
4 bd - 4.5 ba - 1365 ft²
No pets - Jun 03 availability
488665



\$3000

📍 132 Chaparral Valley View Southeast
🏠 Chaparral, Calgary

House
4 bd - 4 ba - 3214 ft²
No pets - Jun 01 availability
488364



\$2400

📍 96 Chaparral Circle Southeast
🏠 Chaparral, Calgary

House
4+den bd - 3.5 ba
No pets - Immediate availability
489299



\$3050

📍 66 Chaparral Valley Place SE
🏠 Chaparral, Calgary

House
4 bd - 4 ba - 2100+850 ft²
No pets - Jul 01 availability
453039



\$2400

📍 83 Cranleigh Green SE
🏠 Cranston, Calgary

House
3 bd - 2.5 ba - 2170 ft²
No pets - Jul 01 availability
76112



\$3180

📍 Sundance, Calgary

House
4 bd - 3 ba - 2673 ft²
No pets - Immediate availability
488679

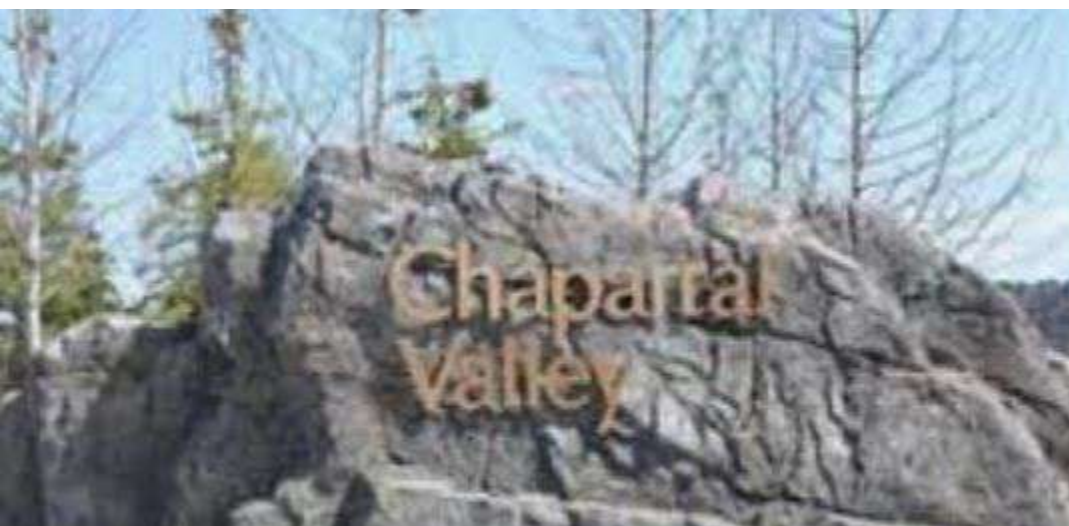


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DATA SOURCE: www.rentfaster.ca



LANDMARK	DISTANCE
Alberta Children's Hospital	21.51 km
Alberta College of Arts and Design (ACAD)	20.29 km
Ambrose University College	20.64 km
Bow Valley College	18.00 km
Calgary Airport	27.31 km
Calgary Zoo	17.57 km
Chinook Centre Mall	12.71 km
City Hall	17.81 km
Cross Iron Mills	44.34 km
Deerfoot Mall	24.76 km
Devry Institute of Tech	18.27 km
Downtown Calgary	18.58 km

LANDMARK	DISTANCE
Foothills Hospital	21.09 km
Market Mall	23.65 km
Mount Royal University	15.52 km
Peter Lougheed Hospital	21.71 km
Rocky Mountain College	23.70 km
Rockyview Hospital	12.48 km
SAIT	20.24 km
South Health Campus	5.71 km
Southcentre Mall	7.63 km
Sunridge Mall	21.18 km
University of Calgary	22.43 km



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Bus Routes

- Father James Whelihan/Chaparral
- All Saints High/ Chaparral
- Father James Whelihan/Walden
- Walden/Legacy
- Sundance/Chaparral
- Sundance/Chaparral
- Walden/Legacy
- Chaparral Valley/Walden



Chaparral Closest Schools

NAME/ADDRESS	DISTANCE
Saint Sebastian Elementary School 65 Chaparral Drive Southeast, Calgary	0.33 km
Kids U - Walden 250 Walden Drive Southeast, Calgary	1.33 km
MidSun School Calgary Board of Education 660 Sunmills Drive Southeast, Calgary	1.78 km
Renfrew Educational Services - Thomas W. Buchanan Centre 75 Sunpark Drive Southeast, Calgary	2.39 km
Aloha Mind Math - Calgary (SE) Cardel Rec South, #100 - 333 Shawville Blvd SE, Calgary, AB T2Y 4H3, Calgary	2.48 km

Legacy School Of Music
62 Legacy Green Southeast, Calgary 3.42 km

Midnapore School | Calgary Board of Education
55 Midpark Rise Southeast, Calgary 3.57 km

Ron Southern School | Calgary Board of Education
483 Silverado Boulevard Southwest, Calgary 3.74 km

Somerset School | Calgary Board of Education
150 Somerset Manor Southwest, Calgary 3.86 km

The Centre for Transformation
16 Midlake Boulevard Southeast #193, Calgary 3.90 km

Dr. George Stanley School | Calgary Board of Education
585 Cranston Drive Southeast, Calgary 3.90 km

Mr Rayz Kids Entertainer & Educator with Heart
Calgary 3.99 km



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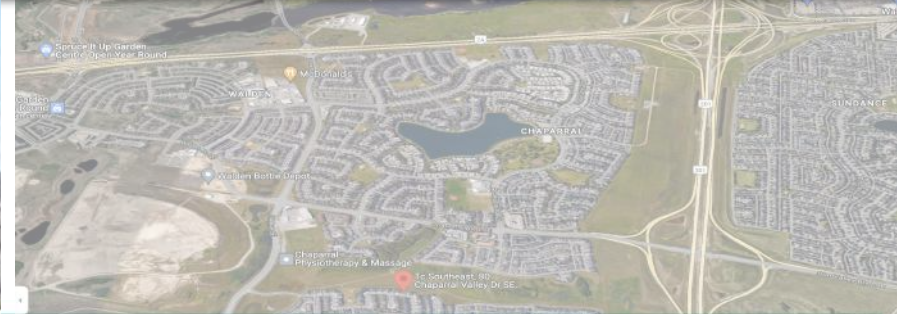
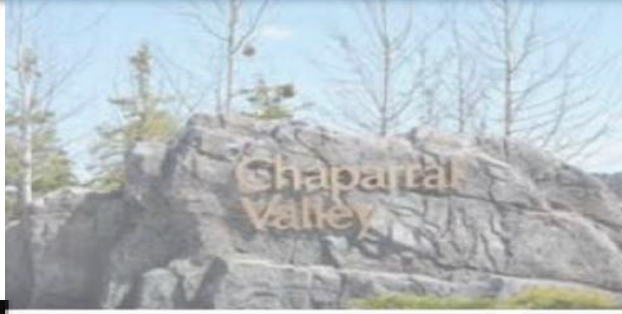
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Malls

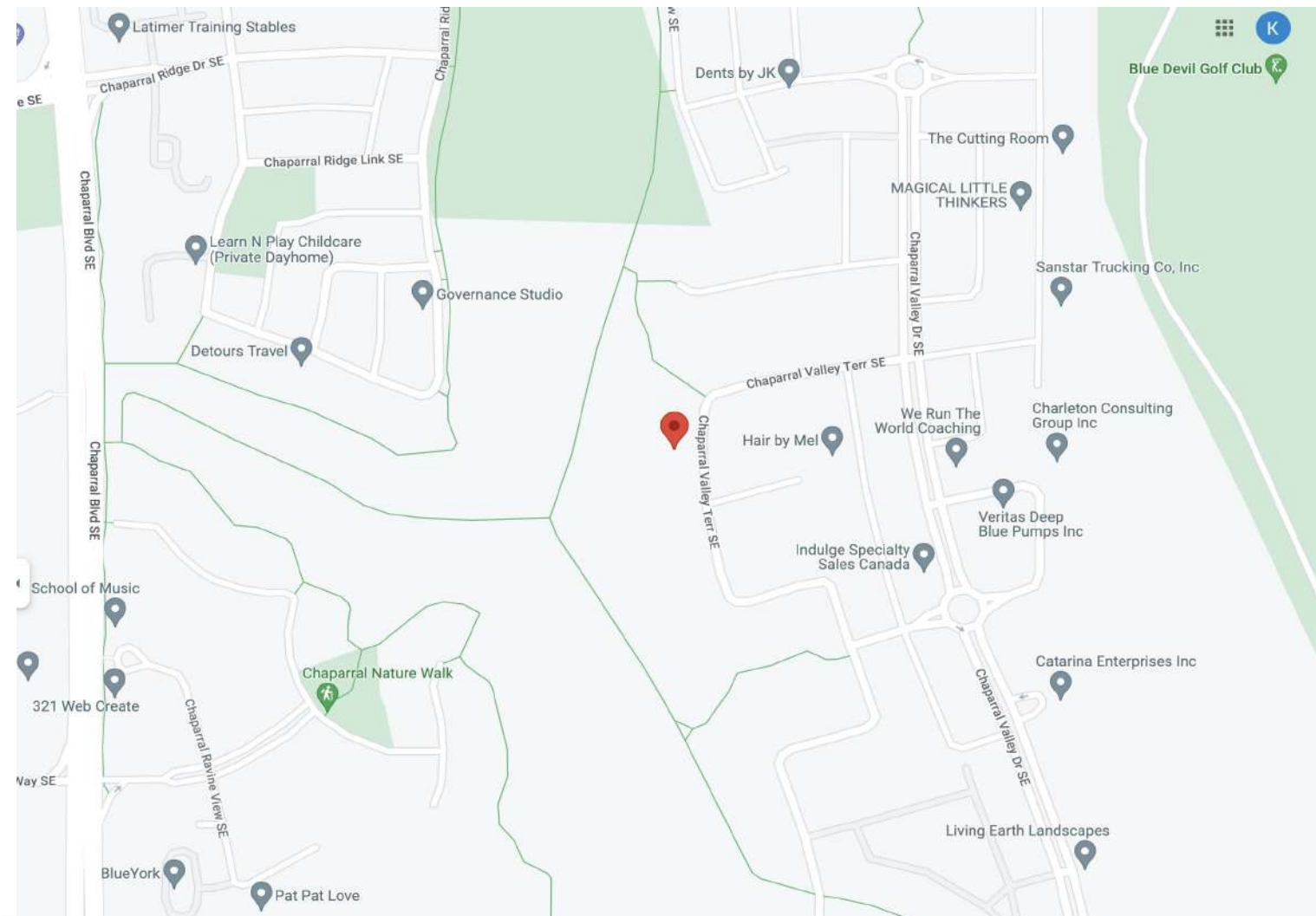
Train Stations

Bus stops

Schools

Hospitals

Airport



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