

# 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](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://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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## OPINION OF MARKET RENTABILITY

### 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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# OPINION OF MARKET RENTABILITY

### Chaparral Apartment Rental Stats

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

### Neighboring Communities

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



**\$2685**

📍 60 Sunmeadows Road Southeast  
🏡 Sundance, Calgary

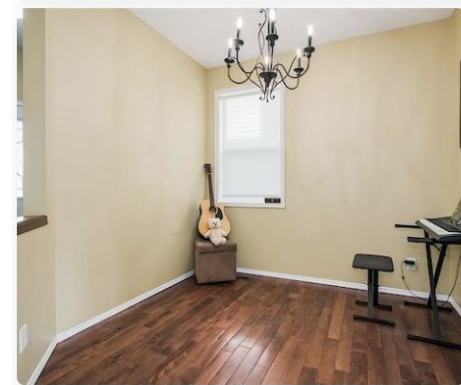
House  
3 bd - 2.5 ba - 1909 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 485963



**\$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 ft<sup>2</sup>  
No pets - Jul 15 availability  
# 450871



**\$2500**

📍 105 Cranleigh Bay Southeast  
🏡 Cranston, Calgary

House  
3 bd - 2.5 ba - 1956 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 470487



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# HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED



### 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	<b>489299</b>	Pets	<b>No pets</b>
Smoking	<b>Non-smoking</b>	Tenant Parking	<b>Double garage</b>

### 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.

## MARKET COMPARABLES

MAY 31, 2022 | Q2 2022



\$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 ft<sup>2</sup>  
No pets - Jun 01 availability  
# 488364



\$3050

66 Chaparral Valley Place SE  
Chaparral, Calgary

House  
4 br - 4 ba - 2100+850 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 453039



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# Ask



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



### 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 ft<sup>2</sup>

Utilities Included: Not included



\$2750

📍 10 Walden Crescent Southeast  
👤 Walden, Calgary  
House  
3 bd - 2.5 ba - 2098 ft<sup>2</sup>  
No pets - Immediate availability  
# 489459



\$2950

📍 229 Walden Square Southeast  
👤 Walden, Calgary  
House  
4 bd - 3.5 ba - 2143 ft<sup>2</sup>  
No pets - Immediate availability  
# 487352



\$3000

📍 132 Chaparral Valley View Southeast  
👤 Chaparral, Calgary  
House  
4 bd - 4 ba - 3214 ft<sup>2</sup>  
No pets - Jun 01 availability  
# 488364



\$3050

📍 66 Chaparral Valley Place SE  
👤 Chaparral, Calgary  
House  
4 bd - 4 ba - 2100+850 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 453039



\$3180

📍 Sundance, Calgary  
House  
4 bd - 3 ba - 2673 ft<sup>2</sup>  
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 ft<sup>2</sup>  
No pets - Jun 03 availability  
# 488236



**\$2750**

📍 10 Walden Crescent Southeast  
🏠 Walden, Calgary

House  
3 bd - 2.5 ba - 2098 ft<sup>2</sup>  
No pets - Immediate availability  
# 489459



**\$2200**

📍 De Winton

House  
3 bd - 2.5 ba - 1448 ft<sup>2</sup>  
No pets - Immediate availability  
# 488548



**\$2950**

📍 229 Walden Square Southeast  
🏠 Walden, Calgary

House  
4 bd - 3.5 ba - 2143 ft<sup>2</sup>  
No pets - Immediate availability  
# 487352



**\$2200**

📍 30 Legacy Glen Common Southeast  
🏠 Legacy, Calgary

House  
4 bd - 4.5 ba - 1365 ft<sup>2</sup>  
No pets - Jun 03 availability  
# 488665



**\$3000**

📍 132 Chaparral Valley View Southeast  
🏠 Chaparral, Calgary

House  
4 bd - 4 ba - 3214 ft<sup>2</sup>  
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 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 453039



**\$2400**

📍 83 Cranleigh Green SE  
🏠 Cranston, Calgary

House  
3 bd - 2.5 ba - 2170 ft<sup>2</sup>  
No pets - Jul 01 availability  
# 76112



**\$3180**

📍 Sundance, Calgary

House  
4 bd - 3 ba - 2673 ft<sup>2</sup>  
No pets - Immediate availability  
# 488679



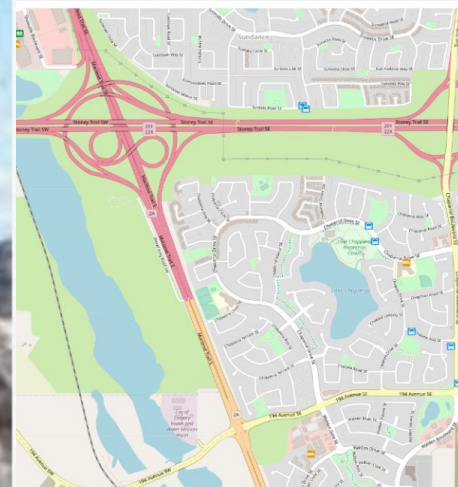
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DATA SOURCE: [www.rentfaster.ca](http://www.rentfaster.ca)



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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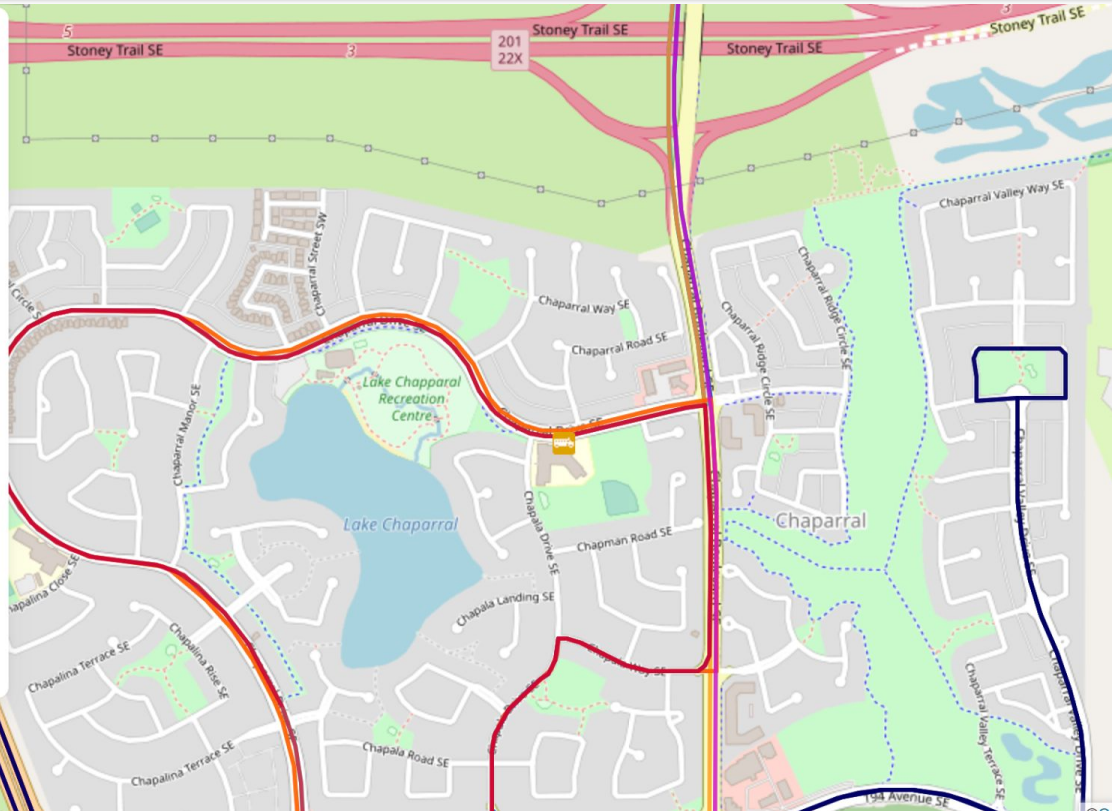
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## OPINION OF MARKET RENTABILITY

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 3.42 km

62 Legacy Green Southeast, Calgary

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

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

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

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

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

Mr Rayz Kids Entertainer & Educator with Heart 3.99 km  
Calgary



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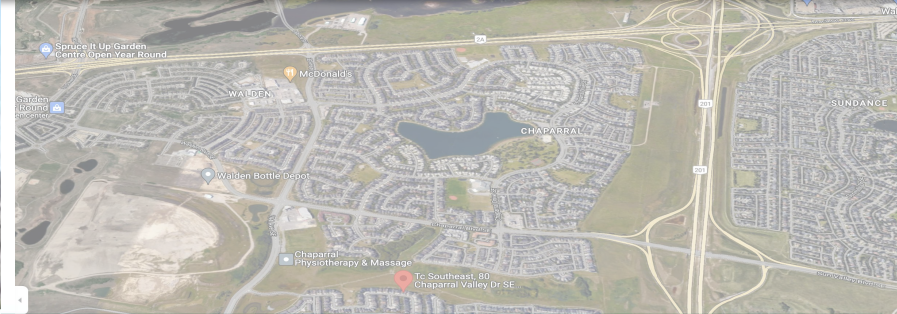
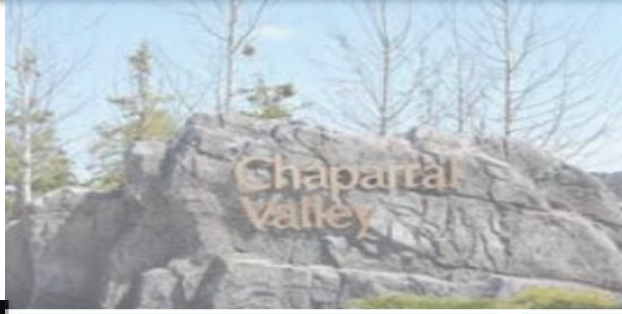
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### OPINION OF MARKET RENTABILITY



Malls

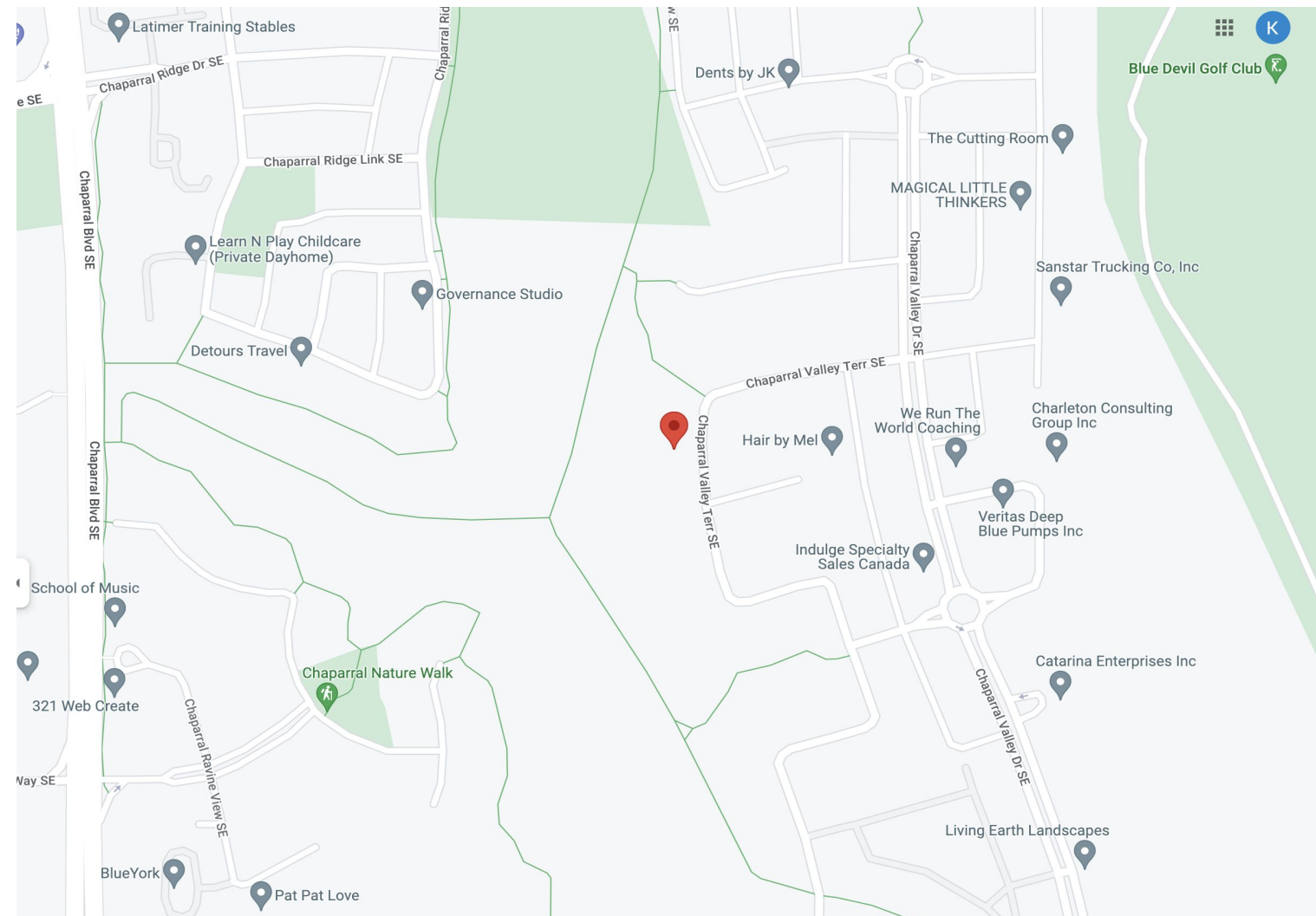
Train Stations

Bus stops

Schools

Hospitals

Airport



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