



COMMUNITY | TYPE

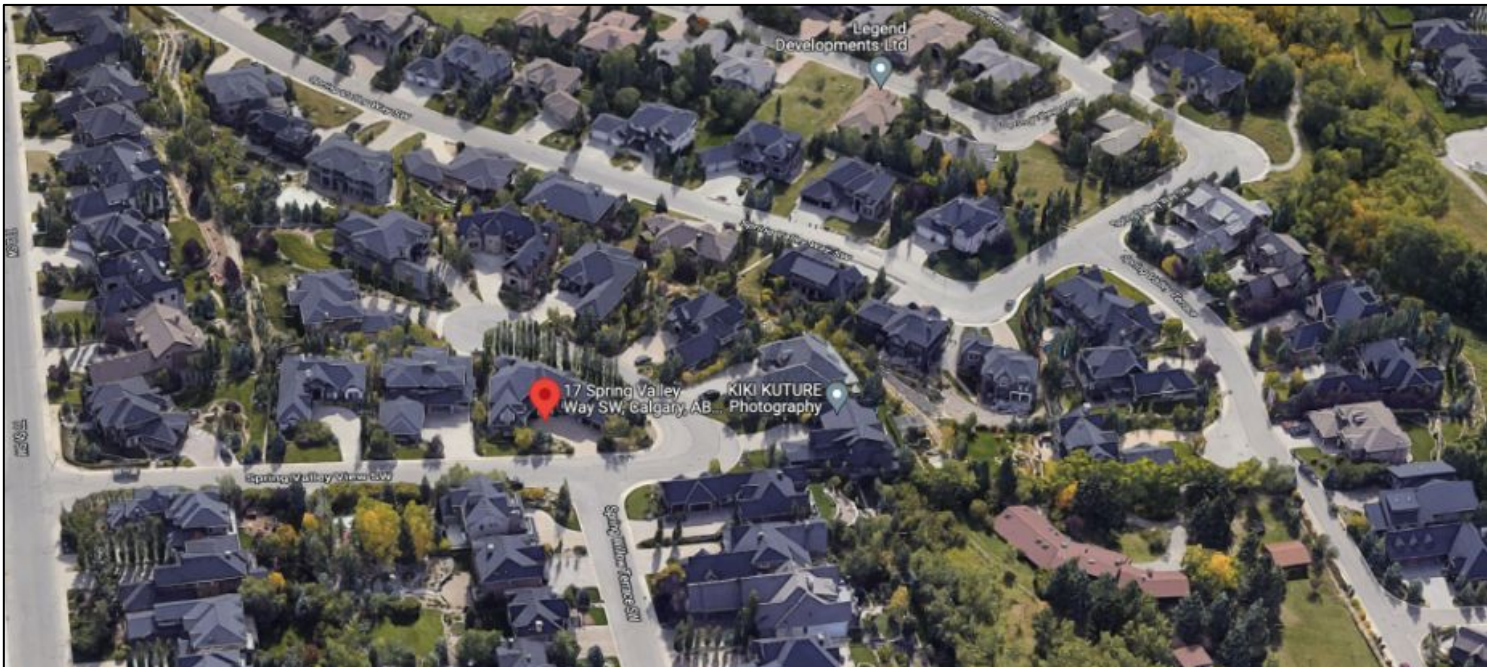
SPRINGBANK | LUXURY HOME

DATE

AUGUST 2022

ADDRESS

JANUARY 1, 2023



COMMUNITY	SPRING BANK
DATE	AUGUST 2022
AVAILABLE	JANUARY 1, 2023
ADDRESS	17 SPRING VALLEY VIEW SW

PROPERTY INFORMATION | FEATURES

YEAR BUILT	2006
SIZE: (+/-) ABOVE GRADE	+/- 6,000 SQ.FT
BEDROOMS	5
BATHROOMS	4.5

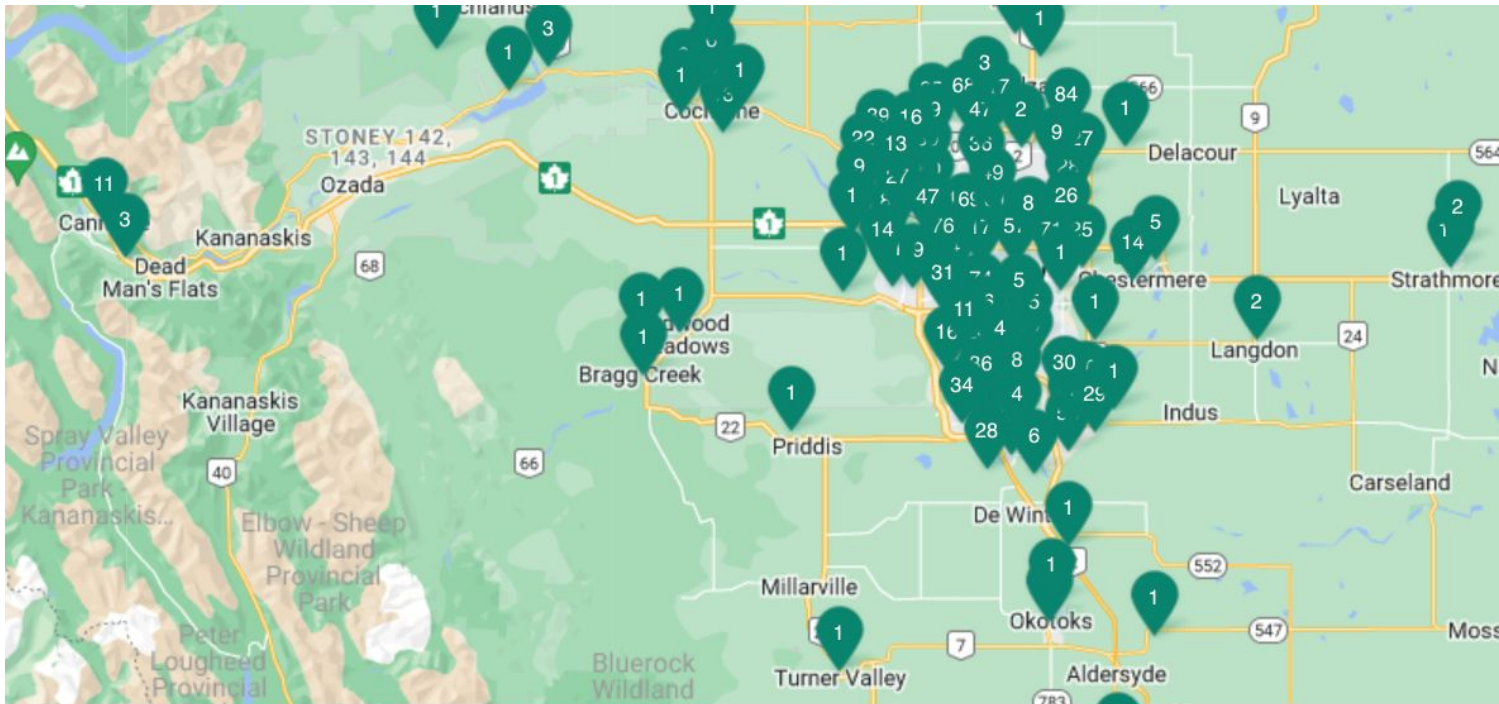
<input type="checkbox"/> DETACHED <input type="checkbox"/> HOUSE <input type="checkbox"/> BUNGALOW <input type="checkbox"/> BI-LEVEL <input type="checkbox"/> 2 STOREY <input type="checkbox"/> 3 STOREY <input type="checkbox"/> PARKING <input type="checkbox"/> GARAGE <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> OUTDOOR	<input type="checkbox"/> ATTACHED <input type="checkbox"/> APARTMENT <input type="checkbox"/> CONDO <input type="checkbox"/> TOWNHOUSE <input type="checkbox"/> DUPLEX <input type="checkbox"/> 4-PLEX <input type="checkbox"/> BASEMENT <input type="checkbox"/> DEVELOPED <input type="checkbox"/> BEDROOMS <input type="checkbox"/> WALKOUT <input type="checkbox"/> UNSPOILED <input type="checkbox"/> SUITED	<p>NOTES</p> <p>LUXURY FURNISHED HOME</p> <p>4 CAR GARAGE</p> <p>NO PETS</p> <p>ALARM SYSTEM</p>
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CALGARY RENTAL MARKET REPORT

Q3 2022 | AUGUST 23 2022

CALGARY RENTAL MARKET STATS



House	585	N/A	\$1,479 ↓	\$2,378 ↑	\$3,009 ↓
Main Floor	151	\$1,132	\$1,620 ↑	\$1,594 ↑	\$1,921 ↑
Basement	236	\$966	\$1,121 ↑	\$1,345 ↑	\$1,326 ↑
Duplex	105	N/A	\$900 ↑	\$1,776 ↑	\$2,495 ↑
Townhouse	284	\$1,025	\$1,590 ↓	\$2,031 ↑	\$2,435 ↓

HOW IS CALGARY'S RENTAL MARKET?



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CALGARY RENTAL MARKET REPORT

AREA | COMMUNITY | NEIGHBORHOOD

DATE

SPRINGBANK

Q3 | AUGUST 2022

CALGARY MARKET | RENTAL STATS

Springbank Hill Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	3	\$1500	\$3400	\$2133
Basements	1	\$1150	\$1150	\$1150
Houses	6	\$2800	\$16000	\$5566
Townhouses	4	\$3200	\$3600	\$3325
Total Rentals	14	\$1150	\$16000	\$3874

COMPARABLE NEIGHBORHOODS

Neighboring Communities

- Aspen Woods
- Cougar Ridge
- Crestmont
- Elbow Valley
- Elbow Valley West
- Greenwich
- Montreux
- Springside
- Strathcona Park
- Valley Ridge
- Wentworth
- West Springs

CALGARY AREAS MANAGED BY RPMACE



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Ask
ACE

HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED

SPRINGBANK | LUXURY HOMES

MARKET COMPARABLE



\$2800

- House
- 161 Springbank Place Southwest
- Springbank Hill, Calgary

4 bd • 3.5 ba

No pets

Immediate availability

ID 492903



\$3300

- House
- 331 Springbank Place Southwest
- Springbank Hill, Calgary

3+den bd • 2.5 ba

2041 ft² • Pets Ok

MARKET COMPARABLE



\$3350

- House
- 15 Tremblant Point Southwest
- Springbank Hill, Calgary

4+den bd • 3.5 ba

2471 ft² • No pets

Sep 01 availability

ID 494979



\$3600

- House
- 292 Springborough Way Southwest
- Springbank Hill, Calgary

4 bd • 3.5 ba

1997 ft² • Pets Ok

Aug 31 availability

ID 496384

MARKET COMPARABLE



\$3995

- House
- 112 Tremblant Way SW
- Springbank Hill, Calgary

4+den bd • 3.5 ba

2527 + 866 ft² • Pets Ok

Immediate availability

ID 389290



\$4200

- House
- Elmont Rise Southwest
- Springbank Hill, Calgary

4+den bd • 3.5 ba

3700 ft² • Pets Ok

Immediate availability

MARKET COMPARABLE



\$7500

- House
- 109 Aspen Ridge Place Southwest
- Aspen Woods, Calgary

5+den bd • 5.5 ba

3800 ft² • No pets

Sep 01 availability

ID 431129



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SPRINGBANK/ SPRINGBANK HILL **UNFURNISHED** **Q2 2022**



35 Elmont Rise Southwest

Share Listing Add to My Faves

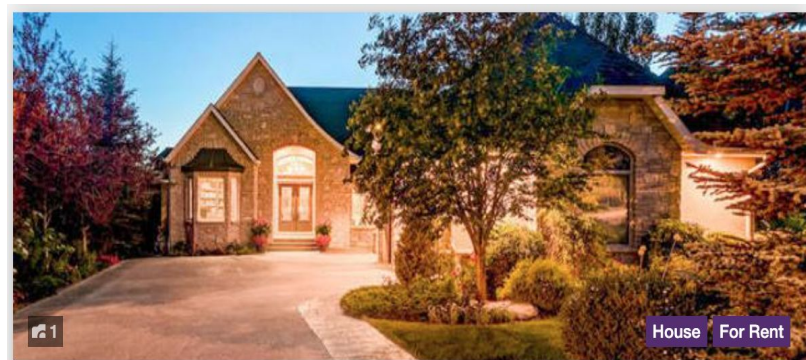
4 Bedrooms House

\$6,500 • Deposit \$6500 • 5 Baths • 5112 ft² • Unfurnished • Long Term • **Immediate**

Utilities included: Not included

Luxury Home in Springbank Hill- 5000 square feet large house

Estate homes on a large SE-backing lot within 20 MINS TO DT, this home offers over 5100 sf above grade. This Luxury Home has the view to the South you've been looking for. This custom built home was designed for entertaining and family. This is a large home that offers a main floor that will really impress you. Not often can you find solid traditional wood accents that complete every room. You will love the two large family rooms on the main floor with 2 fireplaces, and both rooms overlook a gorgeous view to the SW. The high ceilings give every room the grand feeling. You'll enjoy every holiday with a formal dining room plus run your business from home in the large den. The chefs kitchen is decked out with commercial grade stainless steel appliances, granite, & solid wood cupboards with a large island. Upstairs the master retreat offers a 3-way fireplace w/ sitting area, private balcony, spa-like ensuite & WIC w/ dressing room. Finishing this level is a large bonus room w/ custom built-ins & fireplace, 3 large bedrooms, one w/ a private 3-pc ensuite & 2 that share a Jack & Jill 5-pc ensuite.



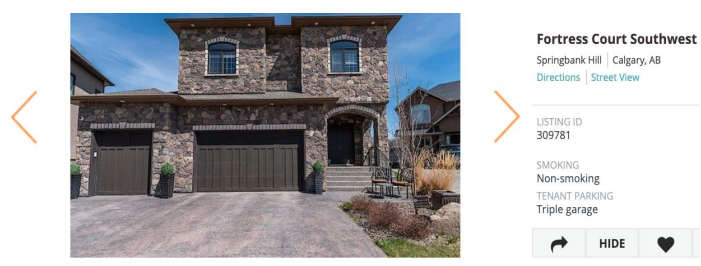
House For Rent In Springbank Hill viewed

\$8,000

Calgary, Alberta

3 bedrooms • 5 bathrooms

LUXURY
FURNISHED
COMPARABLE



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM
House	\$6000	\$6000	4 bd	4 ba	5108 ft ²	Unfurnished	Long Term

Utilities not included



Gorgeous Two Storey Home Springbank Links Golf Course

\$5,500

Calgary, Alberta

4 bedrooms • 3 bathrooms • 3,293 sq.feet

Gorgeous Two Storey home - Springbank Links Golf Course

Two storey Home backing onto Lovely Green Space in Springbank Links Golf Course: -Two storey Living Room -Large open kitchen family room -Separate dining room -Main floor office with fireplace -Private Deck with expansive view of green space - Large master bedroom with en-suite -Three bedrooms up with large hallway for extra study room -Walk out basement with large entertaining room -Fourth bedroom in lower level **Tenant to pay \$200 per month for water and sewage as well as pay

\$5500

75 Palomino Boulevard

Springbank, Calgary

House

4+den bd • 3.5 ba

\$5380

Elmont Estates Manor Southwest

Springbank Hill, Calgary

House

4+den bd • 4 ba • 4000 ft²

Cats Ok • Jun 01 availability

483398

UNFURNISHED

FURNISHED

Current Market Overview

SPRINGBANK COMPARABLE NEIGHBORHOODS

Q2 2022

43
LISTINGS

\$500
LOWEST

\$2,872
AVERAGE

\$8,750
HIGHEST

- Aspen Woods
- Christie Estates
- Christie Park
- Discovery Ridge
- Elbow Valley West
- Montreux
- Signal Hill
- Springbank
- Springbank Hill
- Springside
- Strathcona Park
- Wentworth

Current Market Overview

SPRINGBANK/SPRINGBANK HILL

UNFURNISHED

FURNISHED

6
LISTINGS

\$2,800
LOWEST

\$4,430
AVERAGE

\$6,500
HIGHEST

Springbank Hill Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	3	\$1300	\$3400	\$2050
Basements	1	\$1750	\$1750	\$1750
Condos	1	\$1600	\$1600	\$1600
Houses	4	\$2800	\$6500	\$4520
Shared	1	\$850	\$850	\$850
Townhouses	4	\$3200	\$3500	\$3275
Total Rentals	14	\$850	\$6500	\$2966



\$5380
 Elmont Estates Manor Southwest
 Springbank Hill, Calgary
 House
 4+den bd · 4 ba · 4000 ft²
 Cats Ok · Jun 01 availability
 # 483398



\$3400
 18 Springborough Crescent SW T3H
 Springbank Hill, Calgary
 House
 3+den bd · 2.5 ba
 Pets Ok · Jun 01 availability
 # 130599



\$3000
 32122 Springbank Road
 Springbank, Calgary
 Acreage
 3 bd · 2 ba · 900 ft²
 Cats Ok · Immediate availability
 # 482075

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Acreages	1	\$3000	\$3000	\$3000
Houses	1	\$5500	\$5500	\$5500
Shared	1	\$1000	\$1000	\$1000
Total Rentals	3	\$1000	\$5500	\$3166



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Mount Royal

Mount Royal | Calgary, AB

LISTING ID
447452

SMOKING
Non-smoking
TENANT PARKING
Tidiness

FURNISHED



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE
House	\$15000	\$15000	5 bd + den	7 ba		Furnished	Long

Utilities not included

MOUNT ROYAL - SPECTACULAR EXECUTIVE HOME - FURNISHED

1723 9 Street Southwest

FURNISHED

Rare opportunity to live in a Heritage home in the heart of Calgary, residing on a true estate lot!

This property offers:

- Hardwood floors throughout the main floor
- Formal living/dining room



Richmond/Knob Hill

FURNISHED

Richmond/Knob Hill, Calgary, AB

4 Bedrooms House with Den

\$5,995 • Deposit \$5995 • 3.5 Baths • 3800 ft² • Furnished • Negotiable

Negotiable

Utilities Included: Not included

5 Bedrooms House

\$8,750 • Deposit \$8750 • 3.5 Baths • 3500 ft² • Furnished • Negotiable • **Immediate**

Utilities Included: Not included - see description



123 Aspen Stone Terrace SW
Aspen Woods | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
373594

SMOKING
Non-smoking
LANDLORD ON RENTFASTER SINCE
2013

PETS
No pets
TENANT PARKING
Double garage

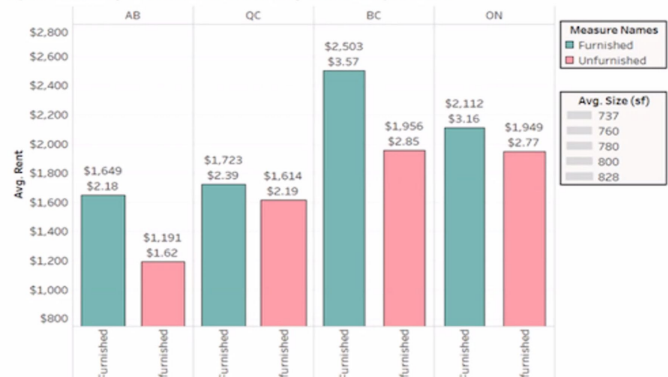
[↶](#) [HIDE](#) [♥](#) [🏠](#) [🖨](#) [🚩](#)

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$6500	\$6500	4 bd	3.5 ba	3200 ft ²	Furnished	Negotiable	May 01, 2022

Utilities Included: Heat | Cable | Electricity | Water | Internet

FURNISHED HOME IN ASPEN:4BR/3.5BA, AC, UTILITIES, WIFI, CABLETV/NETFLIX INCLUDED

Average Rent for Unfurnished and Furnished Condo and Rental Apartments by Province, Canada, May 2020 to April 2021





HOW MUCH CAN I RENT FOR?



APRIL 28, 2022

ACCOUNTABLE CONFIDENT EXPERIENCED

Rental Market Stats

CALGARY RENTAL MARKET STATS

Q2 2022

City	Studio	1 bed	2 beds	3 beds	4+ beds
Calgary Rentals Calgary, AB 3,177 listings	\$1,050 ↑	\$1,259 ↑	\$1,707 ↑	\$2,047 ↑	\$2,896 ↑

Neighboring Communities

COMPARABLE NEIGHBORHOODS - SPRINGBANK/SW

Q2 2022

- Aspen Woods
- Discovery Ridge
- Signal Hill
- Springside
- Christie Estates
- Elbow Valley West
- Springbank
- Strathcona Park
- Christie Park
- Montreux
- Springbank Hill
- Wentworth

Current Market Overview

43 LISTINGS	\$500 LOWEST	\$2,872 AVERAGE	\$8,750 HIGHEST
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SPRINGBANK

SPRINGBANK HILL

Springbank Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Acreages	1	\$3000	\$3000	\$3000
Houses	1	\$5500	\$5500	\$5500
Shared	1	\$1000	\$1000	\$1000
Total Rentals	3	\$1000	\$5500	\$3166

Springbank Hill Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	3	\$1300	\$3400	\$2050
Basements	1	\$1750	\$1750	\$1750
Condos	1	\$1600	\$1600	\$1600
Houses	4	\$2800	\$6500	\$4520
Shared	1	\$850	\$850	\$850
Townhouses	4	\$3200	\$3500	\$3275
Total Rentals	14	\$850	\$6500	\$2966

Current Market Overview

6 LISTINGS	\$2,800 LOWEST	\$4,430 AVERAGE	\$6,500 HIGHEST
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SPRINGBANK HILL APARTMENT RENTAL STATS

Q3 | 2021

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	7	\$835	\$1550	\$1109
Basements	1	\$1950	\$1950	\$1950
Condos	2	\$1600	\$1700	\$1650
Houses	5	\$1495	\$7500	\$4459
Shared	1	\$3750	\$3750	\$3750
Townhouses	1	\$1650	\$1650	\$1650
Total Rentals	17	\$835	\$7500	\$2394



Fortress Court Southwest

Springbank Hill | Calgary, AB

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

Property Managed By:



LISTING ID
309781

SMOKING
Non-smoking
TENANT PARKING
Triple garage

PETS
Cats & dogs negotiable | Fee: To be determined

YEAR BUILT
2012



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$6000	\$6000	4 bd	4 ba	5108 ft ²	Unfurnished	Long Term	Oct 01, 2021

Utilities not included

UNISON FIVE STAR EXECUTIVE UNFURNISHED HOME IN SPRINGBANK HILL



2 Beds • 3.5 Baths

EXECUTIVE TOWNHOUSE
\$3175 / Month

602 Aspen Meadows Hill Sw
Calgary, AB T3H 0G3

Available: September 1st



\$6500

100 Coulee Way SW | Cougar Ridge, (House) | 6 bd | 6.5 ba | 4200+200
No pets | Availability: Aug 31 | Listing ID 402840



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SPRINGBANK/SPRINGBANK HILL

Springbank Apartment Rental Stats

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Acreages	1	\$3000	\$3000	\$3000
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Shared	1	\$1000	\$1000	\$1000
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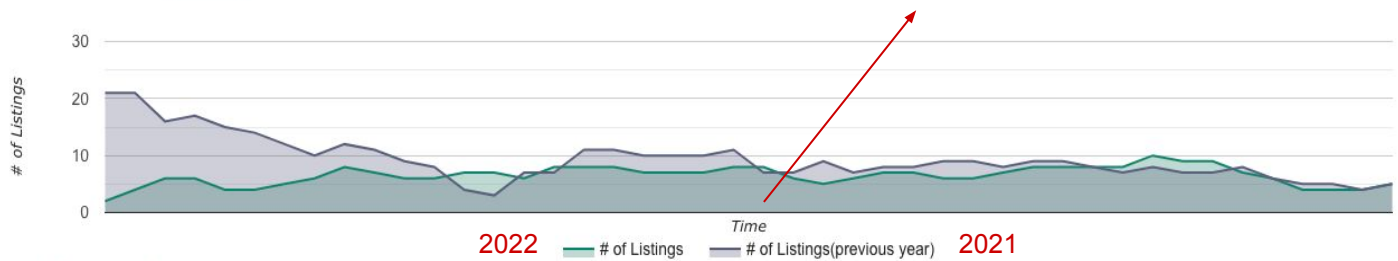
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Condos	1	\$1600	\$1600	\$1600
Houses	4	\$2800	\$6500	\$4520
Shared	1	\$850	\$850	\$850
Townhouses	4	\$3200	\$3500	\$3275
Total Rentals	14	\$850	\$6500	\$2966

SUMMARY: 2021 MORE INVENTORY THAN 2022

Historical Number of Listings

3 months 6 months **1 year** 2 years 3 years 5 years



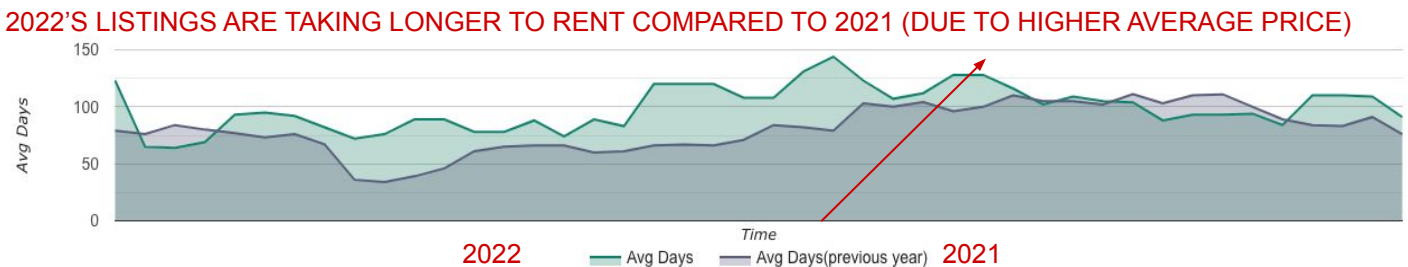
Historical Average Price

3 months 6 months **1 year** 2 years 3 years 5 years



Average Days on the Market

3 months 6 months **1 year** 2 years 3 years 5 years



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