

COMMUNITY | TYPE

DATE

ADDRESS

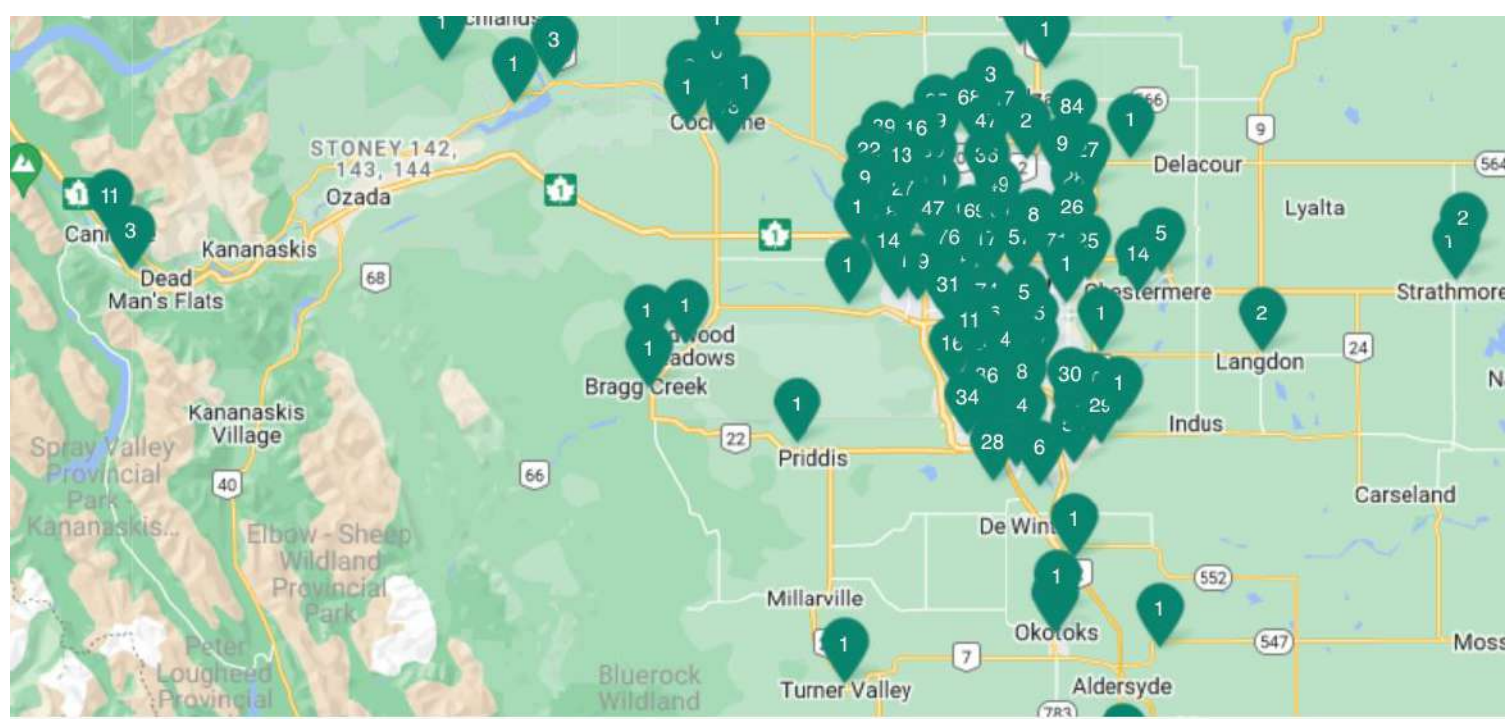
SPRINGBANK | ACREAGE

AUGUST 2022

243 199 RANGE ROAD 31 A - SPRINGBANK



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?





HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED

COMMUNITY	SPRINGBANK
DATE	AUGUST 2022
AVAILABLE	TBD
ADDRESS	243 199 RANGE ROAD 31 A - SPRINGBANK

PROPERTY INFORMATION | FEATURES

YEAR BUILT	
SIZE: (+/-) ABOVE GRADE	+/- 2500 SQ. ABOVE GRADE
BEDROOMS	4
BATHROOMS	4.5

<input type="checkbox"/> DETACHED HOUSE <input type="checkbox"/> BUNGALOW <input type="checkbox"/> BI-LEVEL <input type="checkbox"/> 2 STOREY <input type="checkbox"/> 3 STOREY <input type="checkbox"/> PARKING GARAGE <input type="checkbox"/> UNDERGROUND <input type="checkbox"/> OUTDOOR	<input type="checkbox"/> ATTACHED APARTMENT <input type="checkbox"/> CONDO <input type="checkbox"/> TOWNHOUSE <input type="checkbox"/> DUPLEX <input type="checkbox"/> 4-PLEX <input type="checkbox"/> BASEMENT DEVELOPED <input type="checkbox"/> BEDROOMS <input type="checkbox"/> WALKOUT <input type="checkbox"/> UNSPOILED <input type="checkbox"/> SUITED	<h3>NOTES</h3> <p>SPRINGBANK ACREAGE</p> <input type="checkbox"/> 4 ACRES <input type="checkbox"/> FURNISHED - FULL YEAR LEASE ONLY <input type="checkbox"/> TRIPLE GARAGE <input type="checkbox"/> BASEMENT FULLY DEVELOPED BASEMENT WITH BEDROOM <input type="checkbox"/> SPORTS COURT
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Ask
ACE

HOW MUCH CAN I RENT FOR?



ACCOUNTABLE CONFIDENT EXPERIENCED

SPRINGBANK | LUXURY HOMES

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



\$2800

House
161 Springbank Place Southwest
Springbank Hill, Calgary

4 bd • 3.5 ba
No pets
Immediate availability
ID 492903



\$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



\$3300

House
331 Springbank Place Southwest
Springbank Hill, Calgary

3+den bd • 2.5 ba
2041 ft² • Pets Ok



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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



Fortress Court Southwest
Springbank Hill | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 309781

SMOKING: Non-smoking
TENANT PARKING: Triple garage

[Share](#) **HIDE** [Heart](#)

TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM
House	\$6000	\$6000	4 bd	4 ba	5108 ft ²	Unfurnished	Long Term
<i>Utilities not included</i>							

UNISON FIVE STAR EXECUTIVE UNFURNISHED HOME IN SPRINGBANK HILL



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

SPRINGBANK | COMPARABLES | MARKET COMPARABLES

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 ensuite -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 for gas/electricity/internet** Citysearch Rental

Fully Fenced, Newly Renovated Bungalow, 3 Bedroom + Den, 4 Arce Beautiful Yard w

Beautiful acreage house, nice and clean. 4 acres in a quiet small community, only 15 houses in the neighbor. Very close to Calgary, 5 minutes driving to the shopping center in Chestermere. Most access roads are paved (except 0.7km unpaved road).

--Over 3000 sq. ft. developed living space.

--3 bedrooms, 2.5 bathrooms, formal dining room, living room, big family room in the main floor.

--Newer appliances in Kitchen.

--The yard looks like golf course. If you like a huge yard with beautiful grass, this is yours. A ride-on mower will be provided. You can cut the whole yard or just the area you like.

House For Rent In Springbank Hill



\$8,000

Calgary, Alberta - For Rent - House - 3 bedrooms - 5 bathrooms

Sep 14, 2021

Amazing property in Springbank located on 1 3 acre lot with an amazing view This property features the following Large gourmet kitchen with large island Walk in pantry breakfast nook Triple car garage Theatre room Wet bar Wine room Large family room on lower level with walk out Office space Formal Living and Dining areas Large master bedroom Spa



5.2 ACRES
2,200 SQ.FT. BUNGALOW
4 BEDROOMS

CLICK FOR
BROCHURE



FULLY FURNISHED
EXECUTIVE ACREAGE LIVING



UNIQUE HOME WITH SOLAR PANELS
18 FT. VAULTED CEILINGS WITH
VIEW OF DOWNTOWN
5 MINS. FROM SETON



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

CALGARY AREAS MANAGED BY RPMACE



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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

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

LISTING ID
373594

SMOKING
Non-smoking
LANDLORD ON RENTFASTER SINCE
2013

PETS
No pets
TENANT PARKING
Double garage

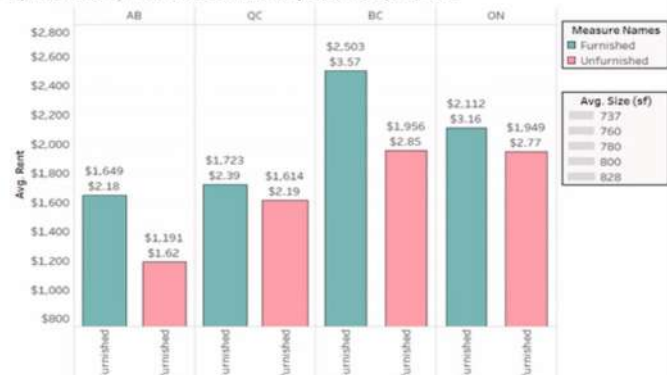
HIDE

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

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

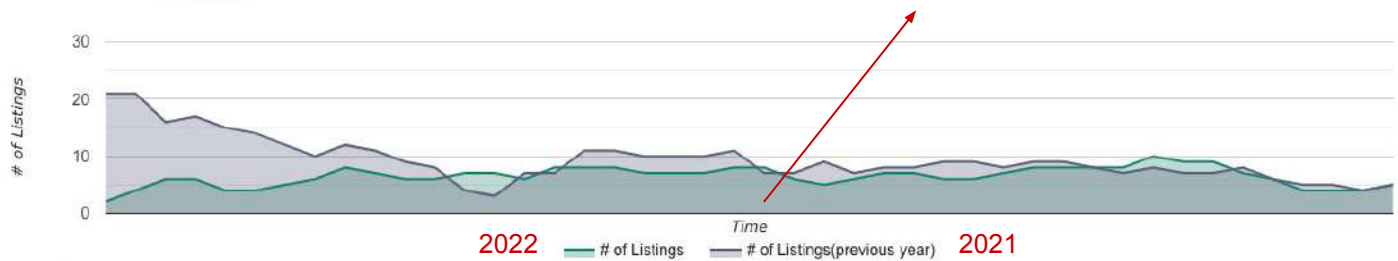
Springbank Hill Apartment Rental Stats

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

SUMMARY: 2021 MORE INVENTORY THAN 2022

Historical Number of Listings

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



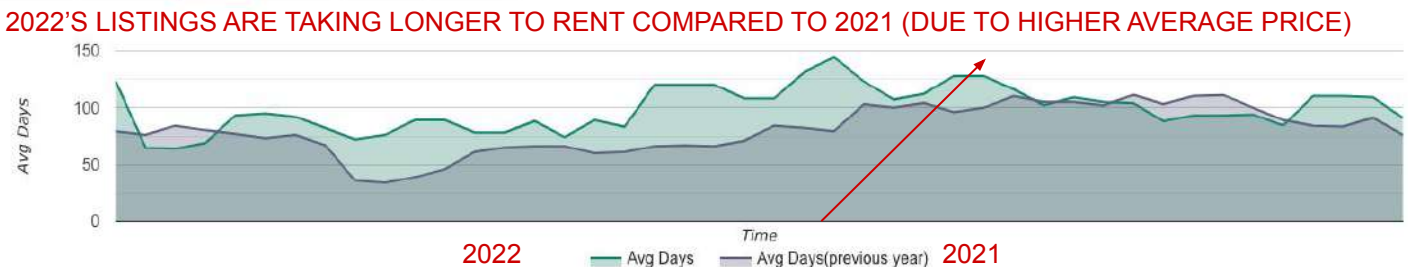
Historical Average Price

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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HOW MUCH CAN I RENT FOR?

OPINION OF RENTAL RANGE

\$5000	\$5200	\$5400	\$5600	\$5800	\$6000
\$6000	\$6200	\$6400	\$6600	\$6800	\$7000

19% MANAGEMENT FEE (LEASING FEE INCLUDED)

Monthly Rent Scenario	\$4,700	\$4,800	\$4,900	\$5,000	\$5,100	\$5,200	\$5,300	\$5,400	\$5,500
19% Monthly Management Fee	\$893	\$912	\$931	\$950	\$969	\$988	\$1,007	\$1,026	\$1,045
TOTAL Annual Fee	\$10,716	\$10,944	\$11,172	\$11,400	\$11,628	\$11,856	\$12,084	\$12,312	\$12,540
Annual Amount After Fee Deduction*	\$45,684	\$46,656	\$47,628	\$48,600	\$49,572	\$50,544	\$51,516	\$52,488	\$53,460
Monthly Amount After Fee Deduction*	\$3,807	\$3,888	\$3,969	\$4,050	\$4,131	\$4,212	\$4,293	\$4,374	\$4,455

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

19% MANAGEMENT FEE (LEASING FEE INCLUDED)

Monthly Rent Scenario	\$5,600	\$5,700	\$5,800	\$5,900	\$6,000	\$6,100	\$6,200	\$6,300	\$6,400
19% Monthly Management Fee	\$1,064	\$1,083	\$1,102	\$1,121	\$1,140	\$1,159	\$1,178	\$1,197	\$1,216
TOTAL Annual Fee	\$12,768	\$12,996	\$13,224	\$13,452	\$13,680	\$13,908	\$14,136	\$14,364	\$14,592
Annual Amount After Fee Deduction*	\$54,432	\$55,404	\$56,376	\$57,348	\$58,320	\$59,292	\$60,264	\$61,236	\$62,208
Monthly Amount After Fee Deduction*	\$4,536	\$4,617	\$4,698	\$4,779	\$4,860	\$4,941	\$5,022	\$5,103	\$5,184

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

MONTHLY MINIMUM AMOUNT APPLIES TO ALL MANAGEMENT PLANS

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HOW MUCH CAN I RENT FOR?

OPINION OF RENTAL RANGE

\$7000	\$7200	\$7400	\$7600	\$7800	\$8000
\$8000	\$8200	\$8400	\$8600	\$8800	\$9000

19% MANAGEMENT FEE (LEASING FEE INCLUDED)

Monthly Rent Scenario	\$6,500	\$6,600	\$6,700	\$6,800	\$6,900	\$7,000	\$7,100	\$7,200	\$7,300
19% Monthly Management Fee	\$1,235	\$1,254	\$1,273	\$1,292	\$1,311	\$1,330	\$1,349	\$1,368	\$1,387
TOTAL Annual Fee	\$14,820	\$15,048	\$15,276	\$15,504	\$15,732	\$15,960	\$16,188	\$16,416	\$16,644
Annual Amount After Fee Deduction*	\$63,180	\$64,152	\$65,124	\$66,096	\$67,068	\$68,040	\$69,012	\$69,984	\$70,956
Monthly Amount After Fee Deduction*	\$5,265	\$5,346	\$5,427	\$5,508	\$5,589	\$5,670	\$5,751	\$5,832	\$5,913

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

19% MANAGEMENT FEE (LEASING FEE INCLUDED)

Monthly Rent Scenario	\$7,300	\$7,400	\$7,500	\$7,600	\$7,700	\$7,800	\$7,900	\$8,000	\$8,100
19% Monthly Management Fee	\$1,387	\$1,406	\$1,425	\$1,444	\$1,463	\$1,482	\$1,501	\$1,520	\$1,539
TOTAL Annual Fee	\$16,644	\$16,872	\$17,100	\$17,328	\$17,556	\$17,784	\$18,012	\$18,240	\$18,468
Annual Amount After Fee Deduction*	\$70,956	\$71,928	\$72,900	\$73,872	\$74,844	\$75,816	\$76,788	\$77,760	\$78,732
Monthly Amount After Fee Deduction*	\$5,913	\$5,994	\$6,075	\$6,156	\$6,237	\$6,318	\$6,399	\$6,480	\$6,561

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses

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