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HOW MUCH CAN I RENT FOR?

CALGARY RENTAL MARKET | 2022

BY ROMANIA LEO | BROKER | OWNER |
REAL PROPERTY MANAGEMENT ACE

PREPARED FOR CLIENTS OF KAIT MORRIS REAL ESTATE

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REAL ESTATE



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REAL PROPERTY MANAGEMENT ACE | 403.816.2308 | WWW.RPMACE.CA

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Ask
ACE

HOW MUCH CAN I RENT FOR?

ACCOUNTABLE CONFIDENT EXPERIENCED

“Will This Property Make a
Good Rental/Investment
Property?”

NEIGHBORHOOD



TRANSPORTATION



AMENITIES



SCHOOL



RENTABILITY



HOW MUCH CAN I RENT FOR ?

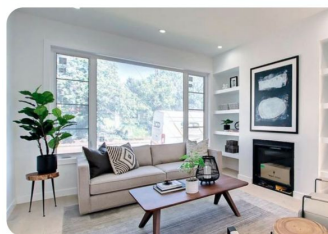
1	2	3	4
BELTLINE	BELTLINE	RICHMOND	PARKHILL
CONDO	CONDO	TOWNHOUSE	SEMI-DETACH
NOVA STELLA BUILDING	GUARDIAN BUILDING		
1118 12 AVENUE SW UNIT 2602	1122 3 STREET SE UNIT 3604	2519 21 AVENUE SW	4124 STANLEY ROAD SW
1166 SQ.FT	1166 SQ.FT	1923 SQ.FT	2888 SQ.FT
2 BED 2 BATH	2 BED 2.5 BATH	4 BED 3.5 BATH	3 BED 4 BATH
UNFURNISHED RENT RANGE			
+/- \$2300	+/- \$2300	+/- \$2800	+/- \$3500
FURNISHED RENT RANGE			
+/- \$2500	+/- \$2500	+/- \$3400	+/- \$3800



ACTIVE 19 DOM

\$650,000

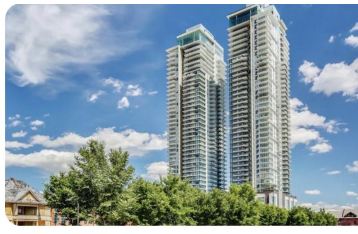
1118 12 AVENUE SW #2602, Beltline, Calgary, T
2 bd • 2 ba • 1166.33 SqFt • \$557.30 \$/sqft



ACTIVE 12 DOM

\$775,000

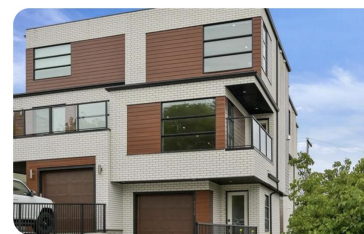
2519 21 AVENUE SW, Richmond, Calgary, T3T
4 bd • 3+1 ba • 1923.9 SqFt • \$402.83 \$



ACTIVE 15 DOM

\$669,000

1122 3 STREET SE #3604, Beltline, Calgary, T2G1H7
2 bd • 2+1 ba • 1166 SqFt • \$573.76 \$/sqft • 2015



ACTIVE 27 DOM

\$800,000

4124 Stanley ROAD SW, Parkhill, Calgary, T2S2P4
3 bd • 4 ba • 2887.97 SqFt • \$277.01 \$/sqft •

This report is intended for the owner (s) personal use and consideration. Opinion of the real property's value of rental rates is for the subject property, at the time of market conditions, as dated on this report. This report contains applicable market data with fluctuating real estate rental values with limiting conditions. This report is for the purpose(s) of providing an opinion of rental range is not an appraisal or a formal comparative market analysis. SOURCES | WWW.RENTFASTER.CA | WWW.RENTALS.CA | WWW.ZUMPER.COM



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HOW MUCH CAN I RENT FOR?



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ACCOUNTABLE CONFIDENT EXPERIENCED

NEIGHBORHOOD

BELTLINE | NOVA BUILDING

ADDRESS

1118 12 Avenue SW # 2602

TYPE OF PROPERTY

CONDO APARTMENT |

SIZE | ABOVE GRADE

1166 SQ.FT

BEDROOMS | BATHROOMS

2 BED 2 BATH

UNFURNISHED RENT RANGE

+/- \$2300

FURNISHED RENT RANGE

+/- \$2500



1/49

ACTIVE 19 DOM

\$650,000



1118 12 AVENUE SW #2602, Beltline, Calgary, T2R0P4
2 bd • 2 ba • 1166.33 SqFt • \$557.30 \$/sqft • 2008 yr. b



\$1950

Condo
1110 11 Street SW
Beltline, Calgary

1 bd • 1 ba
585 ft² • No pets
October 01 availability

Nova Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	1	1	-
Average Price	-	\$1,590	\$3,000	-
Average Sq. Foot. Price	-	\$2.65	\$2.73	-

Payment Calculator

\$3,691/mo

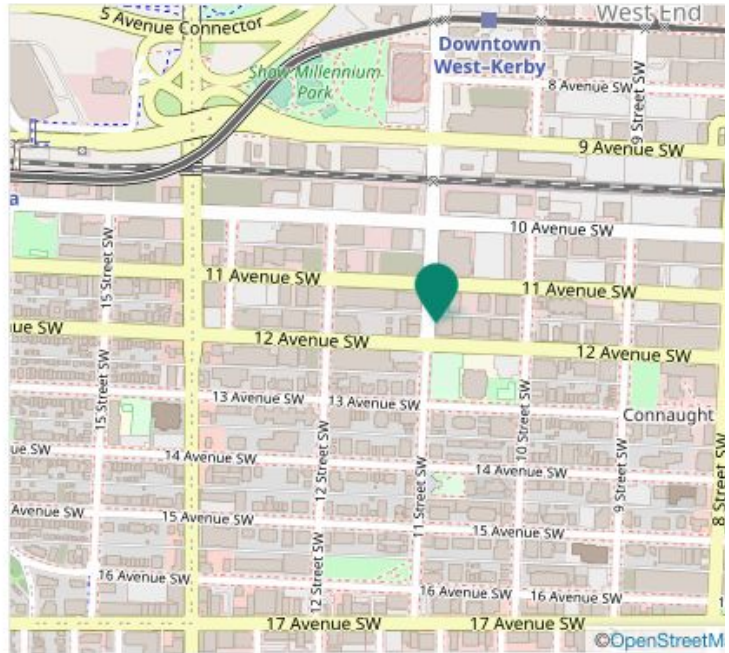
\$65,000 downpayment | 2% interest | 25 years

Principal & Interest	\$2,477
Association Fee	\$929
Tax	\$284



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Nova Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	1	1	-
Average Price	-	\$1,590	\$3,000	-
Average Sq. Foot. Price	-	\$2.65	\$2.73	-

Building data is not guaranteed by RentFaster.ca

Nova Rentals and Building Information



\$3000
 🏠 Condo
 📍 1118 12 Avenue Southwest
 🏘️ Beltline, Calgary
 2 + Den bd • 2 ba
 1100 ft² • Dogs Ok
 September 01 availability
 ID 138579



\$1590
 🏠 Condo
 📍 1118 12 Avenue Southwest
 🏘️ Beltline, Calgary
 1 + Den bd • 1 ba
 665 ft² • No pets
 September 01 availability

Stella Rental Stats

	STUDIO	1 BED	2 BEDS
Listings	-	1	-
Average Price	-	\$1,950	-
Average Sq. Foot. Price	-	\$3.90	-



\$1950
 🏠 Condo
 📍 1110 11 Street SW
 🏘️ Beltline, Calgary
 1 bd • 1 ba
 585 ft² • No pets
 October 01 availability



NEIGHBORHOOD	RICHMOND KNOBHILL SW CALGARY
ADDRESS	2519 21 Avenue SW
TYPE OF PROPERTY	TOWNHOUSE
SIZE ABOVE GRADE	+/- 1900 SQ.FT
BEDROOMS BATHROOMS	4 BEDS 3.5 BATHS
UNFURNISHED RENT RANGE	+/- \$2800
FURNISHED RENT RANGE	+/- \$3400



ACTIVE 12 DOM

\$775,000

2519 21 AVENUE SW, Richmond, Calgary, T3E1V8

4 bd • 3+1 ba • 1923.9 SqFt • \$402.83 \$/sqft • 2022 yr

Payment Calculator \$2,954/mo

\$77,500 downpayment | 2% interest | 25 years

■ Principal & Interest \$2,954



\$2800

🏠 Townhouse
📍 1719 9A Street SW
🏡 Lower Mount Royal, Calgary

2 bd • 2.5 ba
1200 ft² • No pets

Immediate availability
ID 107715



\$3400

🏠 Townhouse
📍 1710 28 Avenue Southwest
🏡 South Calgary, Calgary

3 bd • 4 ba
1552 ft² • Dogs Ok

Immediate availability
ID 492946



NEIGHBORHOOD	BELTLINE GUARDIAN BUILDING
ADDRESS	1122 3 STREET SE UNIT 3604
TYPE OF PROPERTY	CONDO SUB-PENTHOUSE CORNER
SIZE ABOVE GRADE	+/- 1166 SQ.FT
BEDROOMS BATHROOMS	2 BEDS 2 BATH
UNFURNISHED RENT RANGE	+/- \$2300
FURNISHED RENT RANGE	+/- \$2500



ACTIVE 15 DOM

\$669,000

1122 3 STREET SE #3604, Beltline, Calgary, T2G1H7
2 bd • 2+1 ba • 1166 SqFt • \$573.76 \$/sqft • 2015 yr. b

Payment Calculator \$3,859/mo ⌵

\$66,900 downpayment | 2% interest | 25 years

	Principal & Interest	\$2,550
	Association Fee	\$916
	Tax	\$393



\$2200

🏠 Apartment
📍 1188 3 St SE
👤 Victoria Park, Calgary

2 bd • 2 ba

No pets

September 01 availability
ID 420132



\$2295

🏠 Condo
📍 1188 3 St SE
👤 Victoria Park, Calgary

2 bd • 2 ba

850 ft² • No pets

October 01 availability



CALGARY RENTAL MARKET REPORT

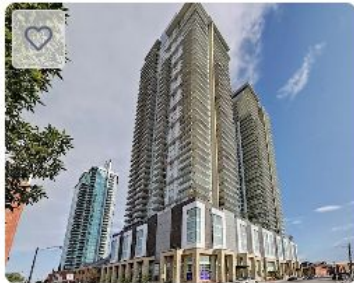
The Guardian Rentals and Building Information



\$2250

- Condo
- 1122 3 St SE
- Victoria Park, Calgary

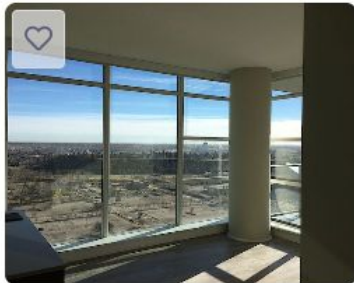
2 bd • 2 ba
1019 ft² • No pets
 Immediate availability
 ID 133976



\$1500

- Condo
- 1122 3 St SE
- Victoria Park, Calgary

1 bd • 1 ba
540 ft² • No pets
 August 31 availability
 ID 314823



\$2200

- Apartment
- 1188 3 St SE
- Victoria Park, Calgary

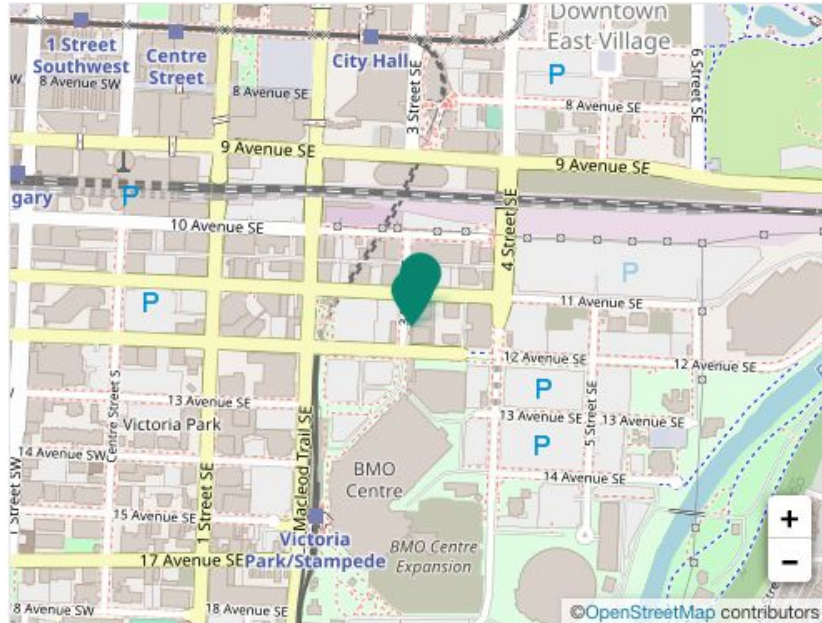
2 bd • 2 ba
No pets
 September 01 availability
 ID 420132



\$2295

- Condo
- 1188 3 St SE
- Victoria Park, Calgary

2 bd • 2 ba
850 ft² • No pets
 October 01 availability



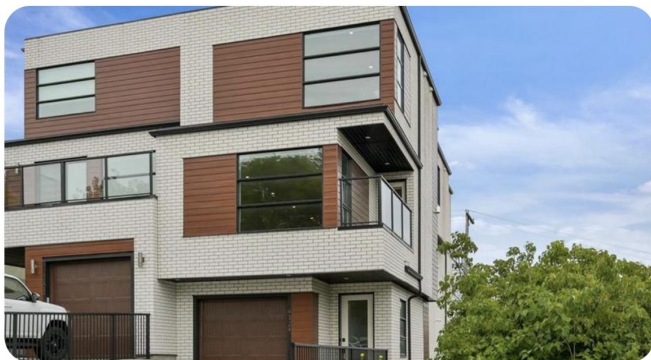
Building data is not guaranteed by RentFaster.ca

The Guardian Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	1	3	-
Average Price	-	\$1,500	\$2,248	-
Average Sq. Foot. Price	-	\$3.00	\$2.56	-



NEIGHBORHOOD	PARKHILL SW CALGARY
ADDRESS	4124 STANLEY ROAD SW
TYPE OF PROPERTY	SEMI-DETACHED
SIZE ABOVE GRADE	+/- 2888 SQ.FT
BEDROOMS BATHROOMS	3 BED 4 BATH
UNFURNISHED RENT RANGE	+/- \$3500
FURNISHED RENT RANGE	+/- \$3800



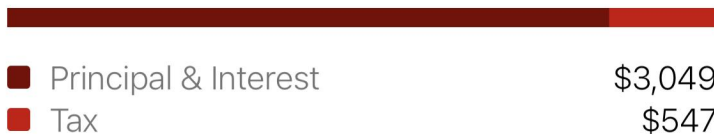
ACTIVE 27 DOM

\$800,000

4124 Stanley ROAD SW, Parkhill, Calgary, T2S2P4
3 bd • 4 ba • 2887.97 SqFt • \$277.01 \$/sqft • 2018 yr.

Payment Calculator \$3,596/mo

\$80,000 downpayment | 2% interest | 25 years



\$3600

🏠 Townhouse
📍 70 Na'a Heights Southwest
🏡 South Calgary, Calgary

3 bd • 2.5 ba
1861 ft² • Pets Ok
Immediate availability
ID 494798



\$4000

🏠 Townhouse
📍 704 51 Avenue Southwes
🏡 Windsor Park, Calgary

3+den bd • 3.5 ba
1950 ft² • No pets
Oct 01 availability
ID 499189





\$2800

- Townhouse
- 1719 9A Street SW
- Lower Mount Royal, Calgary

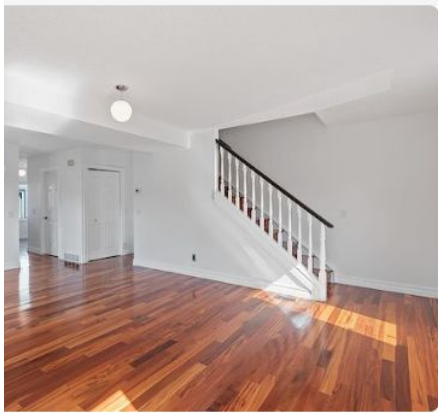
2 bd • 2.5 ba
1200 ft² • No pets
Immediate availability
ID 107715



\$3400

- Townhouse
- 1710 28 Avenue Southwest
- South Calgary, Calgary

3 bd • 4 ba
1552 ft² • Dogs Ok
Immediate availability
ID 492946



\$2800

- Townhouse
- 1401 1 Street Northeast
- Crescent Heights, Calgary

3 bd • 2.5 ba
1400 ft² • Cats Ok
Sep 01 availability
ID 496348



\$3400-3600

- Townhouse
- 1715 28 Avenue Southwest
- South Calgary, Calgary

3 - 4 bd • 1.5 - 2.5 ba
1400 - 1800 ft² • Pets Ok
Oct 01 availability
ID 494556



\$2800

- Townhouse
- 2823 16 St. SW
- South Calgary, Calgary

2+den bd • 2.5 ba
1500 ft² • Pets Ok
Sep 15 availability
ID 441217



\$3600

- Townhouse
- 70 Na'a Heights Southwest
- South Calgary, Calgary

3 bd • 2.5 ba
1861 ft² • Pets Ok
Immediate availability
ID 494798



\$3450-3500

- Townhouse
- 1623 48 Avenue Southwest
- Altadore, Calgary

3+den bd • 3.5 ba
2098 - 2494 ft² • Pets Ok
Sep 15 availability
ID 492969



\$4400

- Townhouse
- 2919 17 Street Southwest
- South Calgary, Calgary

2+den bd • 2.5 ba
1498 ft² • Pets Ok
Sep 01 availability
ID 495920

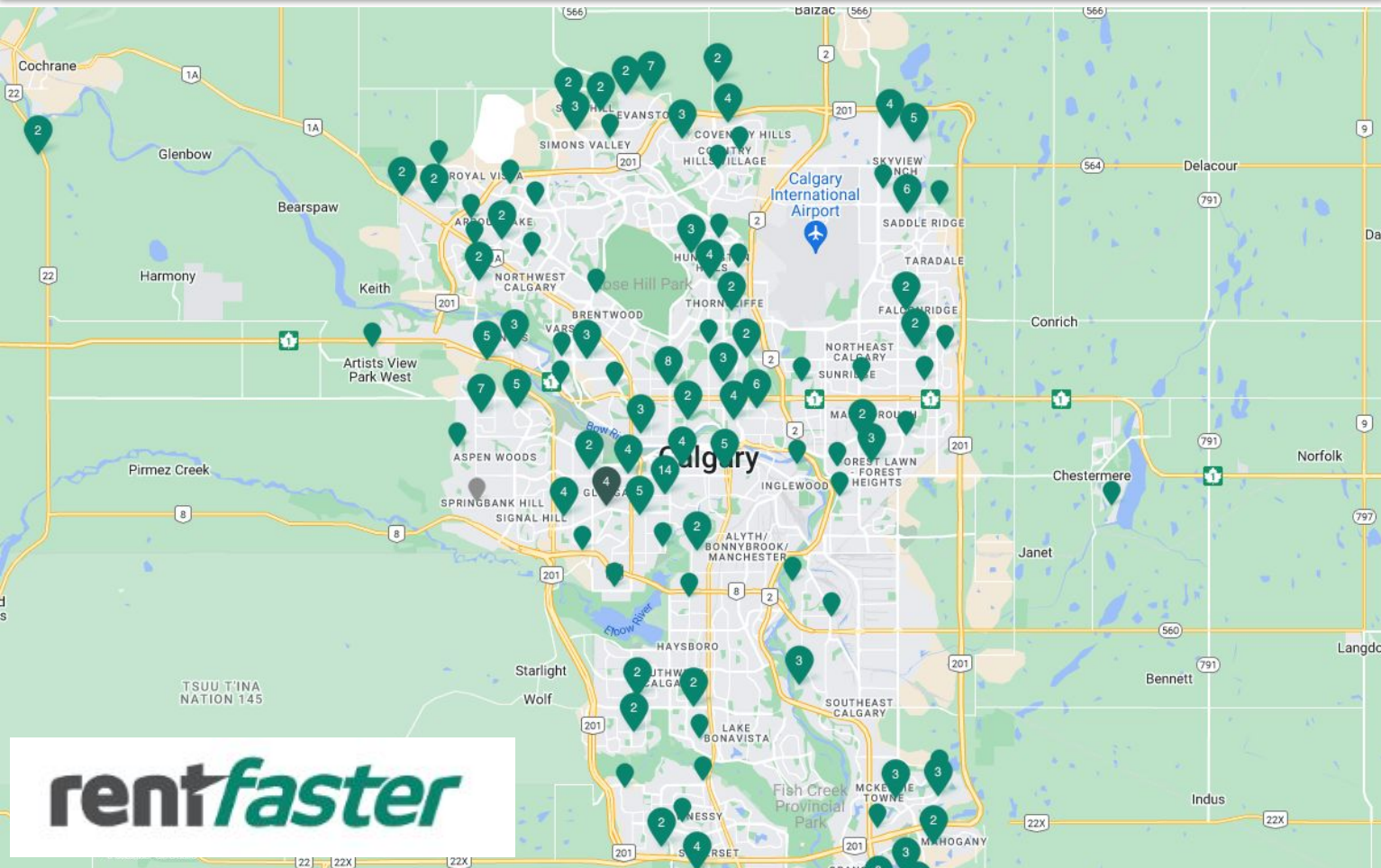


Ask
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HOW MUCH CAN I RENT FOR?

REAL PROPERTY MANAGEMENT ACE

ACCOUNTABLE CONFIDENT EXPERIENCED



CALGARY RENTAL STATS | AUGUST | 2022

	LISTINGS	STUDIO	1 BED	2 BEDS	3+ BEDS
Apartment	1,061	\$1,127	\$1,453 ↑	\$1,948 ↑	\$2,503 ↓
Condo	656	\$1,630	\$1,763 ↓	\$2,308 ↑	\$2,831 ↓
House	571	N/A	\$1,483 ↑	\$2,363 ↑	\$3,022 ↑
Main Floor	142	\$1,123	\$1,950 ↑	\$1,618 ↑	\$1,921 ↑
Basement	233	\$905	\$1,126 ↑	\$1,331 ↑	\$1,171 ↓
Duplex	104	N/A	\$1,067 ↑	\$1,798 ↑	\$2,531 ↑
Townhouse	278	\$1,025	\$1,646 ↑	\$2,042 ↑	\$2,454 ↓



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