

WATERFONT MARKET REPORT

Inspection Date: 09/20/2022

Property: 503 - 118 Waterfront Court SW, Calgary, AB, T2P 1K8

WATERFONT SALES | Q3 2022

WATERFONT | 1 BEDROOM



\$280,000 ~~\$285,000~~ ↓ 2%

108 Waterfront COURT SW #403, Chinatown, Calgary, T2P1K7

1 bd · 1 ba · 493 SqFt · \$578.09 \$/sqft · 2019 yr. built



SOLD OFF MARKET: AUG 2022

\$283,000 ~~\$286,800~~ ↓ 1%

108 Waterfront COURT SW #401, Chinatown, Calgary, T2P1K7

1 bd · 1 ba · 522 SqFt · \$549.43 \$/sqft · 2019 yr. built



SOLD OFF MARKET: JUN 2022

\$284,000 ~~\$289,900~~ ↓ 2%

51 Waterfront MEWS SW #310, Chinatown, Calgary, T2P0X3

1 bd · 1 ba · 511.31 SqFt · \$566.98 \$/sqft · 2015 yr. built

Sort by: Ascending Price ▾



PENDING

\$289,900

108 Waterfront COURT SW #303, Chinatown, Calgary, T2P1K7

1 bd · 1 ba · 548 SqFt · \$529.01 \$/sqft · 2019 yr. built



SOLD OFF MARKET: JUN 2022

\$315,000 ~~\$325,900~~ ↓ 3%

108 Waterfront COURT SW #1007, Chinatown, Calgary, T2P1K7

1 bd · 1 ba · 465.8 SqFt · \$697.72 \$/sqft · 2019 yr. built



SOLD OFF MARKET: MAR 2022

\$340,000 ~~\$355,000~~ ↓ 7%

108 Waterfront COURT SW #1602, Chinatown, Calgary, T2P1K7

1 bd · 1 ba · 642 SqFt · \$568.54 \$/sqft · 2019 yr. built



SOLD OFF MARKET: JUL 2022

\$380,000 ~~\$399,900~~ ↓ 5%

128 2 STREET SW #506, Chinatown, Calgary, T2P4R5

1 bd · 1 ba · 674.04 SqFt · \$593.29 \$/sqft · 2015 yr. built



ACTIVE 4 DOM

\$439,000

138 Waterfront COURT SW #202, Chinatown, Calgary, T2P0W3

1 bd · 1 ba · 617.53 SqFt · \$710.90 \$/sqft · 2019 yr. built

WATERFONT 2 BEDROOMS





SOLD OFF MARKET: APR 2022

\$480,000 ~~\$499,800~~ ↓ 4%

138 Waterfront COURT SW #410, Chinatown, Calgary, T2P1L1

2 bd · 2 ba · 763 SqFt · \$655.05 \$/sqft · 2019 yr. built



SOLD OFF MARKET: JUN 2022

\$593,000 ~~\$656,000~~ ↓ 9%

128 2 STREET SW #1505, Chinatown, Calgary, T2P0W3

2 bd · 2 ba · 844 SqFt · \$770.14 \$/sqft · 2015 yr. built



SOLD OFF MARKET: APR 2022

\$720,000 ~~\$685,000~~ ↑ 5%

118 Waterfront COURT SW #902, Eau Claire, Calgary, T2P0W3



SOLD OFF MARKET: APR 2022

\$720,000 ~~\$699,000~~ ↑ 3%

118 Waterfront COURT SW #901, Eau Claire, Calgary, T2P0W3

2 bd · 2 ba · 1114.6 SqFt · \$627.13 \$/sqft · 2020 yr. built



SOLD OFF MARKET: MAY 2022

\$785,000 ~~\$799,000~~ ↓ 2%

138 Waterfront COURT SW #306, Eau Claire, Calgary, T2P1L1

2 bd · 2 ba · 1088 SqFt · \$734.38 \$/sqft · 2020 yr. built



ACTIVE 81 DOM

\$729,900

222 Riverfront AVENUE SW #2123, Chinatown, Calgary, T2P0X2

2 bd · 2 ba · 1083 SqFt · \$673.96 \$/sqft · 2011 yr. built



SOLD OFF MARKET: AUG 2022

\$900,000 ~~\$799,000~~ ↑ 13%

138 Waterfront COURT SW #803, Eau Claire, Calgary, T2P1L1

2 bd · 2+1 ba · 1395.7 SqFt · \$572.47 \$/sqft · 2020 yr. built



SOLD OFF MARKET: MAY 2022

\$960,000 ~~\$975,000~~ ↓ 2%

138 Waterfront COURT SW #603, Eau Claire, Calgary, T2P1L1

2 bd · 2+1 ba · 1228.9 SqFt · \$794.12 \$/sqft · 2020 yr. built

WATERFONT High End Units





SOLD OFF MARKET: SEP 2022

\$2,225,000 ~~\$2,499,000~~ ↓ 11%

128 Waterfront COURT SW #501, Eau Claire, Calgary, T2P1K7

3 bd • 3+1 ba • 2292 SqFt • \$1,090.31 \$/sqft • 2020 yr

COMMON SENSE MEASUREMENTS			
PROPERTY INFORMATION			
ADDRESS OF PROPERTY	128 Waterfront Ct, #501		
CITY/TOWN	CALGARY, ALBERTA		
DATE OF COMPLETION	October 9, 2019		
CUSTOMER NAME / COMPANY	Stella Lee		
TOTAL EXTERIOR MEASUREMENTS (RMS)			
MAIN LEVEL	2292 Sq Ft	LOWER LEVEL - DEVELOPED	N/A
UPPER LEVEL	N/A	LOWER LEVEL - UNDEVELOPED	N/A
TOTAL ABOVE GRADE	2292 Sq Ft	TOTAL BELOW GRADE	N/A
MAIN LEVEL			
OFFICE	8' 2" X 11' 1"	KITCHEN	10' 8" X 8' 11"
DINING ROOM	22' 0" X 11' 1"	LIVING ROOM	14' 3" X 11' 1"
POWDER ROOM 2 PCE	5' 10" X 5' 2"	LAUNDRY ROOM	5' X 14' 0"
MASTER BEDROOM	17' 0" X 13' 2"	BEDROOM 2	8' 0" X 12' 0"
WALK IN CLOSET	14' 0" X 7' 0"	BATHROOM # PCE	8' 2" X 8' 11"
BEDROOM 3 PCE	8' 8" X 14' 0"	BEDROOM 3	10' 2" X 11' 0"
EXTERIOR			
PATIO	54' X 34' 0"		

SOLD OFF MARKET: SEP 2022

\$2,225,000 ~~\$2,499,000~~ ↓ 11%

128 Waterfront COURT SW #501, Eau Claire, Calgary, T2P1K7

3 bd • 3+1 ba • 2292 SqFt • \$1,090.31 \$/sqft • 2020 yr

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COMMON SENSE MEASUREMENTS

PROPERTY INFORMATION

ADDRESS OF PROPERTY: 128 Waterfront Ct, #501
 CITY/TOWN: CALGARY, ALBERTA
 DATE OF COMPLETION: October 9, 2019
 CUSTOMER NAME / COMPANY: Stella Lee

TOTAL EXTERIOR MEASUREMENTS (RMS)

MAIN LEVEL: 2292 Sq Ft | LOWER LEVEL - DEVELOPED: N/A
 UPPER LEVEL: N/A | LOWER LEVEL - UNDEVELOPED: N/A
 TOTAL ABOVE GRADE: 2292 Sq Ft | TOTAL BELOW GRADE: N/A

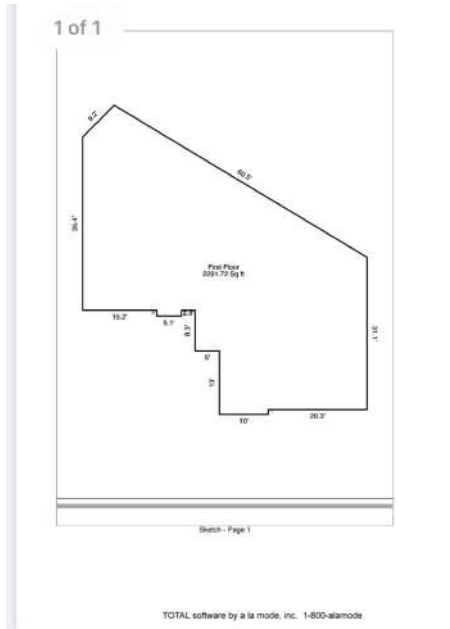
MAIN LEVEL

OFFICE	8' 2" X 11' 1"	KITCHEN	10' 8" X 8' 11"
DINING ROOM	22' 0" X 11' 1"	LIVING ROOM	14' 3" X 11' 1"
POWDER ROOM 2 PCE	5' 10" X 5' 2"	LAUNDRY ROOM	5' X 14' 0"
MASTER BEDROOM	17' 0" X 13' 2"	BEDROOM 2	8' 0" X 12' 0"
WALK IN CLOSET	14' 0" X 7' 0"	BATHROOM # PCE	8' 2" X 8' 11"
BEDROOM 3 PCE	8' 8" X 14' 0"	BEDROOM 3	10' 2" X 11' 0"

EXTERIOR

PATIO: 54' X 34' 0"

Michael Spracklin
 403-888-8979
 www.common-sense-measurements.com
 michael@common-sense-measurements.com



History

73
Days on Market

-11%
Price Change

- 2022-06-20 Listing Date **\$2,499,000**
- 2022-06-21 Listing Created **\$2,499,000**
- 2022-09-01 Sold Date **\$2,225,000**
- 2022-09-02 Sold **\$2,225,000**

WATERFONT RENTALS

WATERFONT MARKET RENTS |



REAL PROPERTY MANAGEMENT
WATERFRONT
CALGARY RENTAL MARKET REPORT
 ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

Building data is not guaranteed by RealPage.ca
 Parking data is not guaranteed by RealPage.ca

	1BDR	2 BDRS	3+ BDRS
Lettings	5	6	8
Average Price	\$2,015	\$2,933	
Average Sq. Foot. Price	\$3.58	\$3.57	

	1BDR	2 BDRS	3+ BDRS
Lettings	10	9	
Average Price	\$2,206	\$3,336	
Average Sq. Foot. Price	\$3.50	\$3.53	

REAL PROPERTY MANAGEMENT
WATERFRONT
CALGARY RENTAL MARKET REPORT
 ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.

UNFURNISHED | 2 BEDROOMS

Option at Waterfront
 1010 Riverfront Ave SW
 2 Bedrooms Available
 \$2,200 - \$3,300

Option at Waterfront
 1010 Riverfront Ave SW
 2 Bedrooms Available
 \$2,200 - \$3,300

REAL PROPERTY MANAGEMENT
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UNFURNISHED | 2 BEDROOMS

Option at Waterfront
 1010 Riverfront Ave SW
 2 Bedrooms Available
 \$2,200 - \$3,300

Option at Waterfront
 1010 Riverfront Ave SW
 2 Bedrooms Available
 \$2,200 - \$3,300

FURNISHED | SEPTEMBER 2022



\$1700

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

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



\$1700

Condo
 1 bd • 1 ba
 530 ft² • No pets
 Oct 01 availability
 ID 501955

\$1,700 • Deposit \$1700 • 1 Bath
 • 530 ft² • Unfurnished • Long Term
 • Oct 01, 2022
 Utilities Included: Heat • Water

1 Bedroom Downtown Executive Condo in Eau Claire

Waterfront Upscale condo in Eau Claire

Executive 1bed condo located in the heart of Calgary's downtown

- High-end finishing with a huge island with lots of cupboards.
- Huge Balcony with partial river views and BBQ gas hookup.
- Comes with 1 underground parking stall and Storage Cage.
- Available Oct 1st.
- In-suite laundry



\$1950

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 bd - 1 ba
 600 ft² - No pets
 October 03 availability
 ID 476534



\$2100

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 + Den bd - 1 ba
 700 ft² - No pets
 November 15 availability



\$1850

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 bd - 1 ba
 600 ft² - No pets
 January 01 availability
 ID 76537

1 Bedroom Condo

\$1,850 • Deposit \$1850 • 1 Bath

• 600 ft² • Furnished • Negotiable

• Jan 01, 2023

Utilities Included: Heat • Water • Electricity • Internet



\$1950

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 bd - 1 ba
 600 ft² - No pets
 October 03 availability
 ID 476534



\$2100

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 + Den bd - 1 ba
 700 ft² - No pets
 November 15 availability



\$2300

Hide

Contact

Condo
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 bd - 1 ba
 510 ft² - No pets
 November 01 availability



\$2100

Hide

Contact

Apartment
 222 Riverfront Ave SW
 Eau Claire, Calgary

1 bd - 1 ba
 550 ft² - No pets
 October 01 availability



\$2200

Show

Contact

Condo
222 Riverfront Ave SW
Eau Claire, Calgary

1 bd - 1 ba
450 ft² - No pets
Immediate availability



\$2380

Hide

Contact

Condo
222 Riverfront Ave SW
Eau Claire, Calgary

1 + Den bd - 1 ba
670 ft² - No pets
Immediate availability



\$3350

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
950 ft² - Pets Ok
November 01 availability



\$3350

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
No pets
Negotiable availability

2 Bedrooms Condo

\$3,350 • Deposit \$3350 • 2 Baths

Furnished • Long Term • Negotiable

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

UNFURNISHED | SEPTEMBER 2022



\$1700

Condo

1 bd - 1 ba
530 ft² - No pets
Oct 01 availability
ID 501955

\$1,700 • Deposit \$1700 • 1 Bath

530 ft² • Unfurnished • Long Term

Oct 01, 2022

Utilities Included: Heat • Water

1 Bedroom Downtown Executive Condo in Eau Claire

Waterfront Upscale condo in Eau Claire

Executive 1bed condo located in the heart of Calgary's downtown

- High-end finishing with a huge island with lots of cupboards.
- Huge Balcony with partial river views and BBQ gas hookup.
- Comes with 1 underground parking stall and Storage Cage.
- Available Oct 1st.
- In-suite laundry



\$1700

Hide

Contact

Condo
222 Riverfront Ave SW
Eau Claire, Calgary

1 bd - 1 ba
530 ft² - No pets
October 01 availability



\$1600

Hide

Contact

Condo
118 Waterfront Court SW
Eau Claire, Calgary

1 bd - 1 ba
560 ft² - No pets
November 01 availability



\$2150

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

1 bd - 1 ba
697 ft² - No pets



\$2200

Hide

Contact

Apartment
108 Waterfront Court SW
Eau Claire, Calgary

1 bd - 1 ba
No pets
October 11 availability



\$2300

Hide

Contact

Condo
118 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
858 ft² - No pets
October 01 availability



\$2750

Hide

Contact

Condo
138 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
No pets
Immediate availability



\$2950

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
1100 ft² - Pets Ok
October 01 availability



\$3350

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
950 ft² - Pets Ok
November 01 availability



\$3350

Hide

Contact

Condo
108 Waterfront Court SW
Eau Claire, Calgary

2 bd - 2 ba
No pets
Negotiable availability

2 Bedrooms Condo

\$3,350 • Deposit \$3350 • 2 Baths

• Furnished • Long Term • **Negotiable**

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

SEPTEMBER 2022



WATERFRONT CALGARY RENTAL MARKET REPORT

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

Building data is not guaranteed by RentFaster.ca

Parkside at Waterfront Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	3	6	-
Average Price	-	\$2,015	\$2,900	-
Average Sq. Foot. Price	-	\$3.58	\$3.07	-

REAL PROPERTY MANAGEMENT ACE
403.516.2308 ace@realpropertymgt.ca www.rpmace.ca

WATERFRONT CALGARY RENTAL MARKET REPORT

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

Building data is not guaranteed by RentFaster.ca

Waterfront Rental Stats

	STUDIO	1 BED	2 BEDS	3+ BEDS
Listings	-	11	3	-
Average Price	-	\$2,098	\$2,700	-
Average Sq. Foot. Price	-	\$3.95	\$3.00	-

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RENTAL COMPETITION

DOWNTOWN | TELUS SKY



WATERFRONT CALGARY RENTAL MARKET REPORT

THE RESIDENCES OF TELUS SKY

LIMITED TIME OFFER
Receive up to 6 months half rent

\$1899	1br	1ba	Unfurnished	Long Term
\$2499	1bd	1ba	Unfurnished	Long Term
\$2499	1bd	1ba	Unfurnished	Long Term
\$2730	1bd	1ba	Unfurnished	Long Term
\$3043	1bd	1ba	Unfurnished	Long Term
\$1965	2bd	1ba	Unfurnished	Long Term
\$4950	2bd	1ba	Unfurnished	Long Term
\$4700	2bd	1ba	Unfurnished	Long Term
\$2000	Studio	1ba	Unfurnished	Long Term
\$2000	Studio	1ba	Unfurnished	Long Term

WATERFRONT CALGARY RENTAL MARKET REPORT

1 Bedroom Apartment with Den

\$2,750 • Deposit \$2750 • 1 Bath • 819 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

1 Bedroom Apartment

\$2,300 • Deposit \$2300 • 1 Bath • 819 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

\$2,400 • Deposit \$2400 • 1 Bath • 820 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

\$2,400 • Deposit \$2400 • 1 Bath • 820 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

\$3,040 • Deposit \$3040 • 1 Bath • 1113 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

\$3,040 • Deposit \$3040 • 1 Bath • 1113 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - 1 Bedroom

WATERFRONT CALGARY RENTAL MARKET REPORT

Studio

\$2,110 • Deposit \$2110 • 1 Bath • 631 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 2307
Unit 2307 - Studio

\$2,175 • Deposit \$2175 • 1 Bath • 637 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 1212 - Studio

2 Bedrooms Apartment

\$3,185 • Deposit \$3185 • 1 Bath • 959 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 1212
Unit 4010 - 2 Bedrooms

\$3,450 • Deposit \$3450 • 1 Bath • 1014 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 4211
Unit 4211 - 2 Bedrooms

\$4,750 • Deposit \$4750 • 2 Baths • 1102 sq ft • Unfurnished • Long Term • **Negotiable**

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

Unit Number: 5704
Unit 5704 - Two Bedrooms

REAL PROPERTY MANAGEMENT ACE WATERFRONT CALGARY RENTAL MARKET REPORT

ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.

Reason for Lease at TELUS Sky
 (vacant)
 The Residence at TELUS Sky features modern design by RBC with custom designed kitchen cabinet in white with oak countertops and backsplashes in grey quartzite along with stainless steel sink, built-in oven and cooktop. Contemporary bathroom has onyx vanity, modern shower stall and glass, a full bathroom with walk-in tub. Ideal space to house an executive office and an artist's studio.

Kitchen Appliances Package
 - Stove/Range 24" Fully Integrated Built-in Dishwasher Refrigerator
 - Microwave 24" Fully Integrated Built-in Two Control Dishwasher
 - Range Cooktop mounted Dishwasher 24" Dishwasher
 - More 24" Dishwasher Oven and Electric Cooktop in stainless steel and black.

Laundry
 - 24" Stove/Range built-in in white and black (RSC 24")

Pet Friendly
 - Apartment is pet friendly
 - TELUS Sky 7' x 6' pet friendly
 - High speed fiber optic (downloadable services)
 - Central heating and cooling
 - Storage and locker facilities available.

Location in Calgary
 TELUS Sky is located in the heart of downtown Calgary, with direct access to the Q1 and the +15 Parkway. Walking distance from 27th Street to the shopping, dining and entertainment. The Residence at TELUS Sky offers convenience, flexibility and exceptional service and amenities.

Learn more at: www.telusliving.ca/condos/condos/property/141414

CONTEMPORARY CALGARY - The Residence at TELUS Sky is located in the heart of downtown Calgary with direct access to the Q1 and the +15 Parkway. Walking distance from 27th Street to the shopping, dining and entertainment. The Residence at TELUS Sky offers convenience, flexibility and exceptional service and amenities.



REAL PROPERTY MANAGEMENT ACE WATERFRONT CALGARY RENTAL MARKET REPORT

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ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.



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ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.



WATERFRONT | ANTHEM PROPERTIES

DEVELOPER COMPETITION

WATERFRONT PARKSIDE WEST • PLAN C7

INTERIOR 1014 SQ FT
 EXTERIOR 354-516 SQ FT
 PRICE \$2600/MONTH

3RD FLOOR




1 BEDROOM + DEN
 PARKSIDE WEST • PLAN C
 INTERIOR 628 SQ FT
 EXTERIOR 72 SQ FT
 PRICE \$1775/MONTH



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REAL PROPERTY MANAGEMENT ACE WATERFRONT CALGARY RENTAL MARKET REPORT

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WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

HIGH FLOOR 2BR/2BA WATERFRONT CONDO

Immaculate, Modern 2BR/2BA Riverfront condo @ Waterfront Eau Claire in the heart of Downtown.
 Corner Unit, High Floor with River Views and Balcony
 Gourmet upgraded Kitchen with Granite Countertops and Stainless Steel Appliances - In-Suite Laundry and A/C Included.
 24 Hour Security, Concierge, Large Gym and Exercise Area with Sauna/Steam, Hot Tub and Games Room
 Heated Underground Parking right next to the elevator, Private Storage Locker, visitor parking available
 Steps to Eau Claire Market, YMCA, Proctor's Island and +15
 Heat and Water included

2 Bedrooms Condo

\$2,750 - Deposit \$2750 - 2 Baths - Unfurnished - Long Term - **Available**

Utilities Included: Heat - Water

HOW MUCH CAN I RENT FOR?

REAL PROPERTY MANAGEMENT ACE
 403.516.2308 ace@realpropertymgt.ca www.rpmace.ca

REAL PROPERTY MANAGEMENT ACE WATERFRONT CALGARY RENTAL MARKET REPORT

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WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022


Outlook at Waterfront

702 - 128 2 Street SW
 Eau Claire, Calgary, AB

2 Bedrooms Condo

\$2,500 - Deposit \$2500 - 2 Baths - 933 sq ft - Unfurnished - Long Term - **Available**


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WATERFRONT
CALGARY RENTAL MARKET REPORT

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WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Outlook at Waterfront

HOW MUCH CAN I RENT FOR?

📍 106 - 128.2 Street SW
📍 Eau Claire, Calgary, AB

2 Bedrooms Apartment

\$2,350 - Deposit \$2350 - 2 Baths - 850 ft² - Unfurnished - Long Term - **Immediate**

Utilities Included: Water - Heat

REAL PROPERTY MANAGEMENT ACE
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WATERFRONT PORTFOLIO

FURNISHED UNITS





REAL PROPERTY MANAGEMENT ACE EXCLUSIVELY PRESENTS
FURNISHED RENTALS

ACCOUNTABLE. COMMITTED. EXPERIENCED. HOME AWAY FROM HOME. JUST BRING YOUR SUITCASE.

HOME AWAY FROM HOME
LIFE HAPPENS. SHORT TERM. LONG TERM. YOUR TERM.

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TO FURNISH OR NOT TO FURNISH?

503 WATERFRONT | CASE STUDY



FURNISH OR UNFURNISHED?
EXCLUSIVELY PRESENTED BY **REAL PROPERTY MANAGEMENT ACE**

503 | 118 WATERFRONT COURT SW |
OWNER'S RECOMMENDATION PRESENTATION |
TO FURNISH OR NOT TO FURNISH |

PREPARED FOR OWNERS OF UNIT 503 | BY ROMANIA LEO
BROKER, REALTOR, PROPERTY MANAGEMENT
REAL PROPERTY MANAGEMENT ACE | OWNER



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FURNISH OR UNFURNISHED?
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503 | 118 WATERFRONT COURT SW |
OWNER'S RECOMMENDATION PRESENTATION |
TO FURNISH OR NOT TO FURNISH |

PREPARED FOR OWNERS OF UNIT 503 | BY ROMANIA LEO
BROKER, REALTOR, PROPERTY MANAGEMENT
REAL PROPERTY MANAGEMENT ACE | OWNER

Furnishing A Property Is A Lot Of Work |

Furnishing A Property Can Be Low Budget Or Costly.

Furnishing Principle Applies To You Get What You Pay For,
And People Are Willing To Pay More For Subjective Values.

Furnished Demand For Executive Furnished Units At Waterfront Have Ranged From As Low As
\$2600 To \$4500 For The Same Unit Given Market Fluctuations; Pre And Post Covid.

The Below Illustrates A Low Budget Furnished 1 Bedroom; A 2 Bedroom Would Be Double;

Furnishings That Consistently Achieve \$3000 Market For A 2 Bedroom Furnished Are The Units
With Higher Quality Furnishings;

Hence If The Unit With The Unobstructed Views Is Furnished With Lower Budget Furniture; Rents
Can Only Be So High; And Usually The Last One Standing; In The Comparable Market Rental
World.

Currently; Developer's; Such As Arthem At Waterfront Competing For Unfurnished Units; And Telus
Sky Competing For Furnished Units With Owners;

Higher Budget Furniture Does Add Up; As Sleeping And Sitting Are Two Items Executives Prioritize.

On Top Of Furnishing Costs; The Time And Man Power Involved To Get A One Bedroom Is 40
Hours At Min. \$35 / Hour With Min. Man Power Cost To Order; Schedule; Coordinate Deliveries;
Receive; Unpack Sort; Organize; Pre-Wash; Move-In Procedures;

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ALL ABOUT THE NUMBERS
TO FURNISH OR NOT TO FURNISH?

2 BEDROOMS LOWER BUDGET FURNITURE COST TO FURNISH 1 BEDROOM EXAMPLE	1 BEDROOM COSTS (LOWER BUDGET) EXAMPLE
\$3820 X 2 = \$7640	Sofa (3 seater fabric) 1000
MAN POWER LABOUR	Dining table & chairs 300
ASSUMING MIN. 40 HOURS SPACED OUT OVER 2 WEEKS \$35/HOUR BETWEEN ADMIN; HANDYMAN;	Bed frames 700
40 HOURS Est. x \$35.00 = \$1400	Bedroom dresser & side tables 290
60 HOURS x \$35.00 = \$2100	Unit entrance rug 30
DEPENDING ON CONTINGIES, HOURS MAY VARY	Pots & pans, Cookie sheet, Hood fan filters 180
	Pilows, bed linen & duvet sets 320
	Mattress & pillow protectors 90
	Bath mat, Shower curtain, Towels 130
	TOTAL 3040
	Mattresses? 700
	Iron board & iron? 80
	TOTAL 3820

RENTAL SCENARIO	RENTAL RATES
1 LONG TERM UNFURNISHED	3 SHORT TERM FURNISHED
\$2,200	\$2300-\$2800 DEPENDING ON HOW SHORT THE TERM

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FURNISHED RENTALS
WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME



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FURNISH OR UNFURNISHED?
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- WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME**
- KITCHEN**
- Toaster
 - Microwave
 - Coffee Maker
 - Electric Kettle
 - Toast Pan
 - Garbage Can
 - Oven Mitts
 - Pan Set
 - Large pot with lid
 - Medium pot with lid
 - Small pot with lid
 - Frying Pan Set
 - Large pan
 - Medium pan
 - Small pan
 - Cutting Board
 - Strainer
 - Optional (but Guests Love):
 - Baking Pan
 - Banana
 - Washing Bowls
 - Measuring Cup
 - Measuring Spoons
 - Grease
 - Wet/dry
- 2 Sets of Dishware for 4
- 8 Large Plates
 - 8 Boneli
 - 8 Large Spoons
 - 8 Medium Spoons
 - 8 Small Spoons
 - 8 Butter Knives
 - 8 Steak Knives
 - 8 Soup
 - 8 Teat Glasses
 - 8 Short Glasses
 - 8 Wine Glasses
 - Wine opener
 - Mixing Spoon
 - Banana
 - Koofie Block Set
 - Silicone
 - Salt & Pepper Shakers
 - Hot plate mat

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- WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME**
- KITCHEN**
- Dish clothes
 - Dish scrubbing sponge
 - Detergent
 - Electric Kettle
 - Apron
- Upholyz Towels Premium 8 Piece Towel Set (Dark Grey) 2 Bath Towels, 2 Hand Towels & 4 Washcloths - Cotton Towels

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WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME

503 | 118 WATERFRONT COURT SW |
WITH PREVIOUSLY TENANT FURNISHED |

MID-GRADE TO HIGH GRADE CATEGORY; FURNISHING GOAL WOULD BE TO FURNISH
COMPARABLE OR BETTER TO ACHIEVE THE RENTAL RANGE AS SHOWN BY WATERFRONT
MARKET RENT'S | SEPTEMBER 2022



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FURNISH OR UNFURNISHED?
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- WORKING WITH EXECUTIVES: CREATING YOUR HOME AWAY FROM HOME**
- Fully Furnished Checklist**
- ENTRANCE/COVER**
- Shoe/Door Mat
 - Optional (but Guests Love):
 - Entrance Console Table
 - Storage Bench to put things like umbrellas, hats and/or to sit on shoes
 - Small mirror
- LIVING ROOM**
- Couch and/or Pull-Out Bed
 - Chair (if space allows)
 - Coffee Table
 - 2 Table Lamps
 - 3 Side/End Tables
 - 1 Floor Lamp
 - TV
 - TV Stand
 - Decorative Rug
 - 3-4 Decorative
 - Throw/Blanket
 - 1 Large nice painting above couch
 - Clock - with accent, decor and functionality
 - Face decorative plants
- DINING ROOM**
- Dining Table
 - Table Mats - Protects and adds a great decorative touch
 - Chairs 4 Chairs
 - Bar stools - if there's a breakfast bar or island
 - 1 large nice painting above dining table
- BATHROOM**
- Shower curtain
 - 3 Sets of Towels
 - Bath Mat
 - Soap Dispenser
 - Toilet Brush
 - Plunger
 - Shoe dryer
 - Toiletries to help guests start their day: Toilet paper, Shampoo, Conditioner
- CLEANING & HOUSEHOLD ITEMS**
- Vacuum
 - Mop
 - Brush
 - Iron
 - Iron Board

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FURNISH OR UNFURNISHED?
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- JUST BRING YOUR SUITCASE**
- BATHROOM**
- Shower curtain
 - 3 Sets of Towels
 - Bath Mat
 - Soap Dispenser
 - Toilet Brush
 - Plunger
 - Shoe dryer
 - Toiletries to help guests start their day: Toilet paper, Shampoo, Conditioner
- Upholyz Towels Premium 8 Piece Towel Set (Dark Grey) 2 Bath Towels, 2 Hand Towels & 4 Washcloths - Cotton Towels
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