

CALGARY SW | FURNISHED VS UNFURNISHED Q3 | 2022



\$3699     

2040 36 Avenue Southwest | Altadore, Calgary  
House | 3 bd | 2 ba | 1800 ft<sup>2</sup>  
Dogs Ok | Availability: Negotiable  
Listing ID 425029

**FURNISHED**



\$3195 utilities  
not included

1939 29 Avenue Southwest | South Calgary, Calgary  
House | 3+Den bd | 2.5 ba | 2000 ft<sup>2</sup>  
Pets Ok | Availability: Nov 01  
Listing ID 397900

**UNFURNISHED**



\$2995 utilities  
not included

2445 32 Avenue Southwest | Richmond/Knob Hill, Calgary  
House | 3 bd | 3.5 ba  
Pets Ok | Availability: Immediate  
Listing ID 458718

**UNFURNISHED**



**REAL PROPERTY MANAGEMENT ACE**

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

# CALGARY RENTAL MARKET REPORT

## NEIGHBORING COMMUNITIES

Bankview	Glengarry	Mount Royal	Shaganappi
Currie Barracks	Killarney	Rutland Park	South Calgary
Garrison Woods	Lower Mount Royal	Scarboro	Sunalta

## BELTLINE APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	223	\$695	\$4600	\$1390
Condos	159	\$1000	\$7500	\$1914
Duplexes	1	\$2300	\$2300	\$2300
Lofts	2	\$800	\$800	\$800
Office Spaces	3	\$850	\$1000	\$916
Parking Spots	1	\$175	\$175	\$175
Shared	2	\$700	\$1000	\$850
Townhouses	4	\$1550	\$2800	\$2086
<b>Total Rentals</b>	<b>395</b>	<b>\$175</b>	<b>\$7500</b>	<b>\$1597</b>

## SOUTH CALGARY APARTMENT RENTAL STATS

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	42	\$850	\$3249	\$1483
Basements	3	\$690	\$1200	\$913
Condos	11	\$625	\$3500	\$1736
Houses	4	\$1495	\$4495	\$2796
Lofts	2	\$1500	\$1800	\$1650
Main Floors	1	\$1240	\$1240	\$1240
Townhouses	7	\$1295	\$3500	\$2519
<b>Total Rentals</b>	<b>70</b>	<b>\$625</b>	<b>\$4495</b>	<b>\$1678</b>



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# CALGARY RENTAL MARKET REPORT



## 2445 32 Avenue Southwest

Richmond/Knob Hill | Calgary, AB

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

Property Managed By:



LISTING ID  
458718

SMOKING  
Non-smoking

PETS  
Cats & dogs negotiable

TENANT PARKING  
Double garage



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$2995</b>	\$2995	3 bd	3.5 ba		Unfurnished	Long Term	<b>Immediate</b>
<i>Utilities not included</i>								

## IMPRESSIVE HOME IN RICHMOND!

Virtual Tour: <https://my.matterport.com/show/?m=sHKP5a59FpV>

2445 32 Ave SW is an impressive home in the established and sought after neighbourhood of Richmond. Located just one block from the heart of Marda Loop, everything is just minutes away including Safeway, Cobs Bakery, Village Icecream, Blush Lane Organic Market, Shoppers Drug Mart; not to mention Merchants, Anabell's Kitchen, Starbucks, Pacific Poke, Original Joe's; but wait there's more, a doggie daycare, yoga studio, and YYC Spin Studio!

The interior of the house will wow you with bamboo hardwood floors throughout the main and upper floors, granite countertops, and of course stainless steel appliances. The front flex room makes a great work-from-home office with lots of windows to create a bright and cheery workspace. The kitchen has ample counter and cabinet space, features newer stainless steel appliances, and a corner pantry. The adjacent living room and dining room make entertaining easy thanks to the open concept design. Upstairs there are two bedrooms including the spacious primary bedroom with its walk-in closet and full ensuite. The ensuite includes a separate soaker tub and shower with body jets! The second bedroom is almost as large as the master and has a full 4-piece bathroom just outside the door.

The basement is fully finished and includes a large rec room that would be perfect for a home theatre, a large third bedroom, and a full 4-piece bathroom.

The south facing backyard has mature trees to provide shade and privacy. The double detached garage will keep your vehicles safe and dry year round.



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# CALGARY RENTAL MARKET REPORT



## 2040 36 Avenue Southwest

Altadore | Calgary, AB

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

LISTING ID  
425029

SMOKING  
Non-smoking

TENANT PARKING  
Outdoor

PETS  
No cats | Dogs negotiable | Fee:  
TBD

YEAR BUILT  
2000

LANDLORD ON RENTFASTER SINCE  
2012


HIDE




TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	<b>\$3699</b>	\$1850	3 bd	2 ba	1800 ft <sup>2</sup>	Furnished	Negotiable	<b>Negotiable</b>
<i>Utilities Included: Heat   Electricity   Cable   Internet   Water</i>								

## TRENDY MARDAL LOOP! SHORT OR LONG TERM (GREAT FOR WORK, VACATION OR RENOVATIONS)

- Need a place to stay for vacation, work, or while you are renovating?

Price includes ALL UTILITIES + FURNITURE!!!

\$3699 for contracts for 2+ years

\$3899 for contracts over 1 year

\$4800 for month to month, up to a year



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# MARDA LOOP, CALGARY

Marda Loop and its surrounded neighbourhoods are one of the best known, most desirable unique areas of near inner city Calgary. Calgary's Marda Loop is known for its amazing location surrounded by trendy shops, boutiques and restaurants. **A DIVERSITY OF RETAIL!**



## A Day In Marda Loop



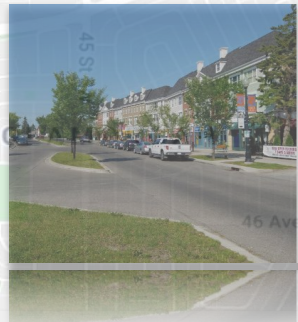
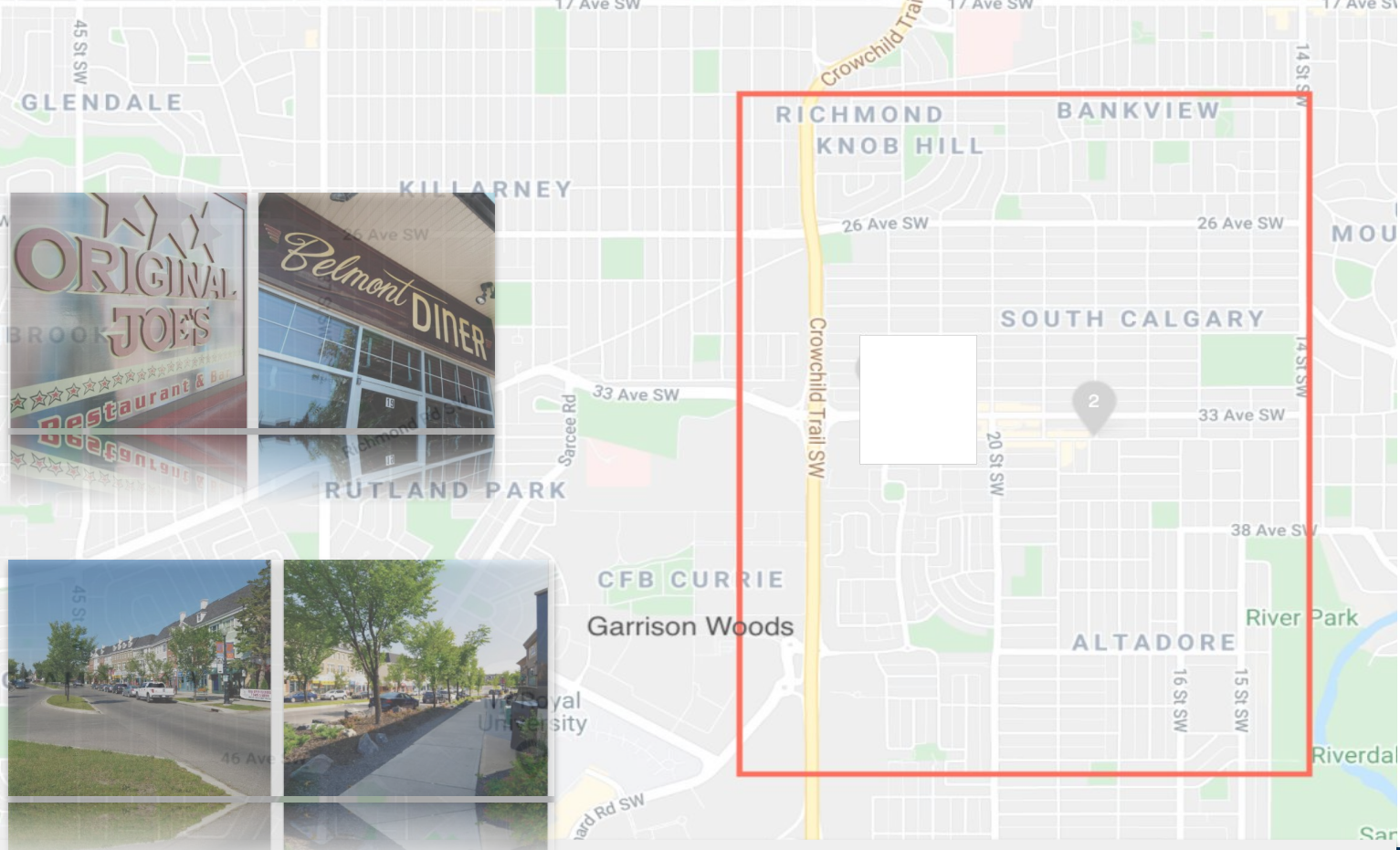
**ALL ABOUT LIFESTYLE**



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# LIVING IN MARDIA LOOP



## ALL ABOUT LIFESTYLE



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# THINK LIFESTYLE...

CITY | LIFE | STYLE | CALGARY  
**avenue**

CITY & LIFE - RESTAURANTS & FOOD - SHOPPING & STYLE -

Best Neighbourhoods / Calgary's Best Neighbourhoods 2018 / Beltline is the Best Neighbourhood in Calgary

## Beltline is the Best Neighbourhood in Calgary

The inner-city community scores high across the board to be the topped ranked neighbourhood in Avenue Calgary's 2018 Best Neighbourhoods list.

BY SHELLEY ARNUSCH

Another year, another first-place ranking for the Beltline. The bustling inner-city community on the southern side of downtown has gotten pretty comfortable at the top, having reclaimed this year the first-place finish that it last achieved in 2016 and in 2015 after dipping into second in 2017.

Still, three first-place finishes in four years is what sports fans call a dynasty, and like the legendary dynasty teams, the Beltline's dominance can't be chalked up to one individual thing. Rather, it scores high in most of the characteristics survey respondents said makes an ideal 'hood: lots of great restaurants and cafés (14 of the 25 places on *Avenue's 2018 list of the city's best restaurants* are in the Beltline), two major supermarkets plus a handful of artisan markets and specialty grocers, inviting green spaces and play areas, a high level of walkability and myriad transit options (including public transit access and car-sharing services) that make owning a vehicle a choice, not a necessity. With a population of just over 23,000, the overwhelming majority of which lives in multi-family residences, the Beltline is just slightly less populous than the entire town of Cochrane. And so much human energy translates into vibrancy; even at rest the Beltline seems to hum.

Calgarians who came of age in the 1980s might recall a different kind of energy in the Beltline, when it was home to the infamous Electric Avenue, a stretch of 20-some bars along 11th Avenue S.W. between 4th and 8th streets. If that's what you think of then you might recoil from the idea of the Beltline as a desirable place to live for anyone other than party-hardy twentysomethings. But the current reality is that the Beltline is desirable for respondents across the demographic spectrum, including seniors and those raising families.



**SOME OF  
BELTLINE'S  
BEST  
RESTAURANTS**

**ANJU**

**MODEL MILK**

**NATIVE TONGUES  
TAQUERIA**

**UNA PIZZA + WINE**



**CALGARY'S HUB FOR CULTURE & ENTERTAINMENT**

**ROMANIA LEO**

ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management Central | Calgary | AB



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