

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.



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





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 (SQM)			
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 10' 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

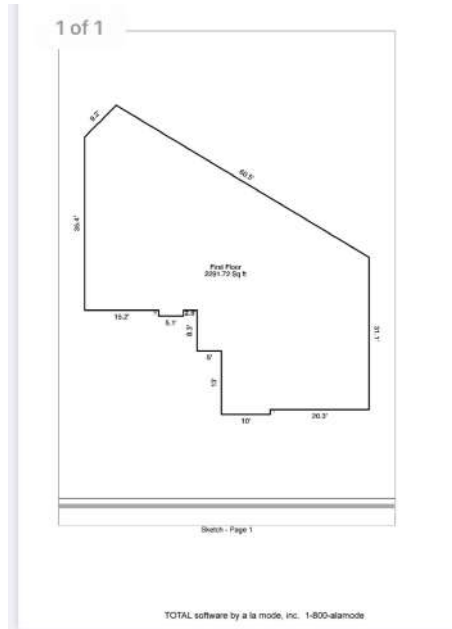
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- Public Remarks**
 - Private Notes**
 - MLS® Documents** 3
- [Contact Agent](#)

COMMON SENSE MEASUREMENTS			
PROPERTY INFORMATION			
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TOTAL ABOVE GRADE	2292 Sq Ft	TOTAL BELOW GRADE	N/A
MAIN LEVEL			
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BEDROOM 3 PCE	8' 8" X 10' 0"	BEDROOM 3	10' 2" X 11' 0"
EXTERIOR			
PATIO	54' X 34' 0"		

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

Buildings data is not guaranteed by RealEstate.ca

Pushing data is not guaranteed by RealEstate.ca

Parkside at Waterfront Rental Stats

	1BDR	1BDR	2 BDRS	2+ BDRS
Listings	5	6		
Average Price	\$2,015	\$2,003		
Average Sq. Foot. Price	\$3.58	\$3.57		

Waterfront Rental Stats

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

REAL PROPERTY MANAGEMENT WATERFRONT CALGARY RENTAL MARKET REPORT
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UNFURNISHED | 2 BEDROOMS

Option at Waterfront

1000 Riverfront Ave SW
1000 Riverfront Ave SW
1000 Riverfront Ave SW

1,200 sq. ft. • 2 bedrooms • 2 baths • Long Term • Available

Option at Waterfront

1000 Riverfront Ave SW
1000 Riverfront Ave SW
1000 Riverfront Ave SW

1,200 sq. ft. • 2 bedrooms • 2 baths • Long Term • Available

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UNFURNISHED | 2 BEDROOMS

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UNFURNISHED | 2 BEDROOMS

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1000 Riverfront Ave SW
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1000 Riverfront Ave SW
1000 Riverfront Ave SW
1000 Riverfront Ave SW

1,200 sq. ft. • 2 bedrooms • 2 baths • Long Term • Available

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
 ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.
 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
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 WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022

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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
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 THE RESIDENTS OF TELUS SKY

LIMITED TIME OFFER
 Receive up to 6 months half rent

\$1899	1br	1ba	View	View Details
\$2499	13rd	1ba	View	View Details
\$2499	13rd	1ba	View	View Details
\$2730	13rd	1ba	View	View Details
\$3045	13rd	1ba	View	View Details
\$1965	13rd	1ba	View	View Details
\$4950	21st	1ba	View	View Details
\$4750	21st	2ba	View	View Details
\$2700	Studio	1ba	View	View Details
\$2075	Studio	1ba	View	View Details

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

1 Bedroom Apartment with Den

\$2,750 • Deposit \$2750 • 1 Bath • 819 sq ft • Unfurnished • Long Term • View Details
 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 • View Details
 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 • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 1212
 Unit 1212 - 1 Bedroom

\$2,480 • Deposit \$2480 • 1 Bath • 820 sq ft • Unfurnished • Long Term • View Details
 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 • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 1212
 Unit 1212 - 1 Bedroom

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

Studio

\$2,110 • Deposit \$2110 • 1 Bath • 631 sq ft • Unfurnished • Long Term • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 2107
 Unit 2107 - Studio

\$2,175 • Deposit \$2175 • 1 Bath • 637 sq ft • Unfurnished • Long Term • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 2106
 Unit 2106 - Studio

2 Bedrooms Apartment

\$3,185 • Deposit \$3185 • 1 Bath • 929 sq ft • Unfurnished • Long Term • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 1212
 Unit 1212 - 2 Bedrooms

\$3,450 • Deposit \$3450 • 1 Bath • 1014 sq ft • Unfurnished • Long Term • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 1211
 Unit 1211 - 2 Bedrooms

\$4,750 • Deposit \$4750 • 2 Baths • 1102 sq ft • Unfurnished • Long Term • View Details
 Utilities Included: Cable • Heat • Water • Electricity • Internet
 Unit Number: 5704
 Unit 5704 - Two Bedrooms

WATERFRONT CALGARY RENTAL MARKET REPORT

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

Reason for Lease at TELUS Sky
 (Details)
 The Residence at TELUS Sky features meticulously designed by RLM with custom designed kitchen cabinet in white with oak countertops and back splash in limestone in grey quartzite along with address steel and brass and concrete floors. Contemporary bathroom has on large framed window above the tub, a full bathroom suite with the ideal space to shower as well as a full bath.

Kitchen Appliances Package
 - Stove/ing 24" Full in Stainless Steel on Backsplash
 - Dishwasher 24" Fully Integrated Side Tub Top Control Dishwasher
 - Range Cooktop mounted Above 24" Dishwasher
 - Microwave 24" Combination Oven and Electric Cooktop in stainless steel and black.

Laundry
 - 24" Stove/ing Front Load in white and oak (W/D).

Pet Friendly
 - Apartment over an underground parking
 - TELUS Club, TV and Wi-Fi included
 - High Speed Fiber Optic (100Mbps) at service
 - Central heating and cooling
 - Storage and bike racks available.

Location in Calgary
 TELUS Sky is located in the heart of downtown Calgary, with direct access to the D-Town and the +15 Skyway. Walking distance from 27th Street to the city's best shopping, dining and entertainment. The Residence at TELUS Sky offers convenience, flexibility and exceptional service and amenities.

Learn more at www.telusliving.ca/condos/condospage.html

CONTRIBUTORS TO RENT - The Residence at TELUS Sky is located in the heart of downtown Calgary with direct access to the D-Town and the +15 Skyway. Walking distance from all of the city's best shopping, dining and entertainment. The Residence at TELUS Sky offers convenience, flexibility and exceptional service and amenities.



WATERFRONT CALGARY RENTAL MARKET REPORT

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Laundry
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Pet Friendly
 - Apartment over an underground parking
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ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.



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WATERFRONT | ANTHEM PROPERTIES

DEVELOPER COMPETITION

WATERFRONT ANHEM PROPERTIES

PARKSIDE WEST • PLAN C7

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

3RD FLOOR




1 BEDROOM + DEN

PARKSIDE NW • PLAN C

INTERIOR 628 SQ FT
 EXTERIOR 72 SQ FT
 PRICE \$1775/MONTH



REAL PROPERTY MANAGEMENT ACE
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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, parking valet 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 - **Immediate**

Utilities Included: Heat - Water

HOW MUCH CAN I RENT FOR? REAL PROPERTY MANAGEMENT ACE


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

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WATERFRONT CALGARY RENTAL MARKET REPORT

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

WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Outlook at Waterfront REAL PROPERTY MANAGEMENT ACE

HOW MUCH CAN I RENT FOR? REAL PROPERTY MANAGEMENT ACE

2 Bedrooms Condo


\$2,500 - Deposit \$2500 - 2 Baths - 903 sq ft - Unfurnished - Long Term - **Immediate**

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

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WATERFRONT
CALGARY RENTAL MARKET REPORT
 ACCOUNTABLE. COMMITTED. EXPERIENCED. PROPERTY & ASSET MANAGEMENT AT A WHOLE NEW LEVEL.
 WATERFRONT MARKET RENTS | RENTAL COMPARABLES SEPTEMBER 2022



Outlook at Waterfront

403.816.2308 **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 sq ft - Unfurnished - Long Term - **Immediate**

Utilities Included: Water - Heat

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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



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



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;

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



ALL ABOUT THE NUMBERS
TO FURNISH OR NOT TO FURNISH?

2 BEDROOMS LOWER BUDGET
FURNITURE
COST TO FURNISH 1 BEDROOM
EXAMPLE

MAN POWER LABOUR

ASSUMING MIN. 40 HOURS SPACED
OUT OVER 2 WEEKS \$35/HOUR
BETWEEN ADMIN; HANDYMAN;

40 HOURS Est. x \$35.00 = \$1400
60 HOURS x \$35.00 = \$2100

DEPENDING ON CONTINGIES, HOURS
MAY VARY

1 BEDROOM COSTS (LOWER BUDGET)
EXAMPLE

Sofa (3 seater fabric)	1000
Dining table & chairs	300
Bed frames	700
Bedroom dresser & side tables	290
Unit entrance rug	30
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

\$2,200

3
SHORT TERM
FURNISHED

\$2300-\$2800 DEPENDING
ON HOW SHORT THE TERM

FURNISHED RENTALS
RECOVERABLE, COMMITTED, RESPONSIBLE. HOME AWAY FROM HOME. JUST BRING YOUR SUITCASE



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

WORKING WITH EXECUTIVES:
CREATING YOUR HOME AWAY FROM HOME



Real Property Management
ACE
Adherence
Client Confidence
Expertise & Excellence.

Fully Furnished Checklist

ENTRANCE/FOYER

- Shoe/Door Mat
- Optional 3rd Guests Level:
- Entrance Console Table
- Storage Bench to put things like umbrellas, hats and/or to sit on just on shoes
- Small mirror

LIVING ROOM

- Couch and/or Pull-Out Bed
- Check off space allow:
- 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

FURNISH OR UNFURNISHED?
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WORKING WITH EXECUTIVES:
CREATING YOUR HOME AWAY FROM HOME



KITCHEN

- Toaster
- Microwave
- Coffee Maker
- Electric Kettle
- Tea Pot
- Garbage Can
- Oven Mitts
- Pots 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 3rd Guests Level:
- Baking Pan
- Banana
- Washing Bowls
- Measuring Cup
- Measuring Spoons
- Grease
- Wet/dry

- 2 Sets of Dishware for 4
- 8 Large Plates
- 8 Small Plates
- 8 Large Spoons
- 8 Medium Spoons
- 8 Small Spoons
- 8 Butter Knives
- 8 Steak Knives
- 8 Soup
- 8 Tea Glasses
- 8 Short Glasses
- 8 Wine Glasses
- Wine opener
- Mixing Spoon
- Spork
- Knife Block Set
- Silicone
- Salt & Pepper Shakers
- Hot plate mat



FURNISH OR UNFURNISHED?
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WORKING WITH EXECUTIVES:
CREATING YOUR HOME AWAY FROM HOME



KITCHEN

- Dish clothes
- Dish scrubbing sponge
- Detergent
- Electric Kettle
- Apron



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



CLEANING & HOUSEHOLD ITEMS

- Guests Level:
- Mop
- Broom
- Iron
- Iron Board

