April 2016

Dear Friends,

Spring is finally here and with it comes all the magic and lively atmosphere that only Spring can bring! We can now look forward to lush greenery, bright blue skies, fragrant flowers in bloom, and the longer and warmer days that we've been missing so much. Not only that, with Spring comes the end of the winter chill that hampered even the real estate market. Last month, we started to see sales and prices bounce back up and continue on a positive trend while also seeing the days on the market time decrease.

There is no better time than Spring for sellers to spruce up their properties for quicker and faster sales – freshen up the home, improve curb appeal, and even consider renovations for better pricing! The still high volume of inventory affords both buyers and sellers a lot of great opportunities.

If you, your friends or family are looking to buy or sell real estate please keep me in mind. Your referral is the best compliment I can receive.

RE/MAX Real Estate (Central)

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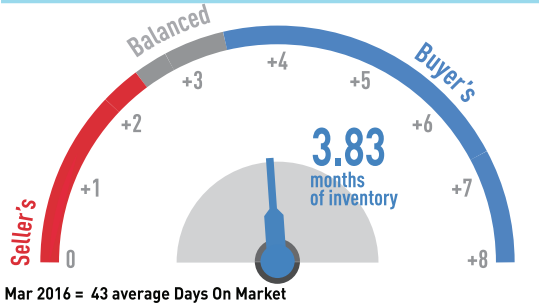
CALGARY MARKET REPORT

Market Status



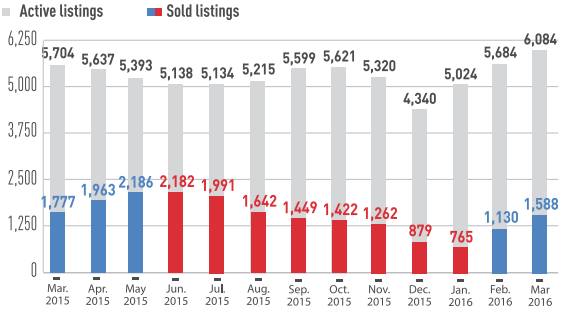
Mar 2016 = 43 average Days On Market

Mar 2015 = 38, compared to LAST YEAR, homes are selling -11.6% slower

Feb 2016 = 43, compared to LAST MONTH, there was no change in ADOM

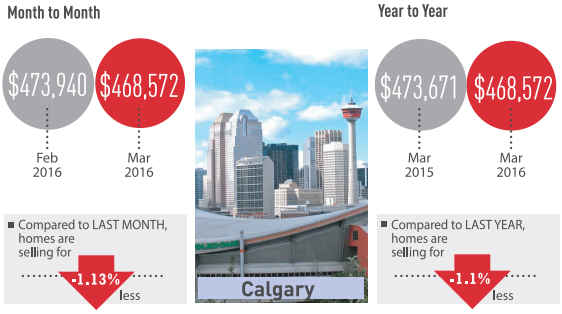
Inventory

Listing inventory & SOLD (13 months history)

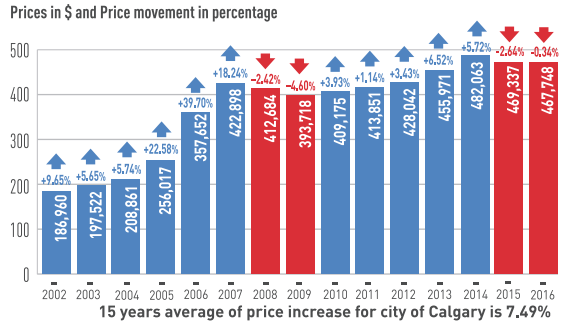


Average Prices

City of Calgary average SOLD price



Years - Residential Average Price



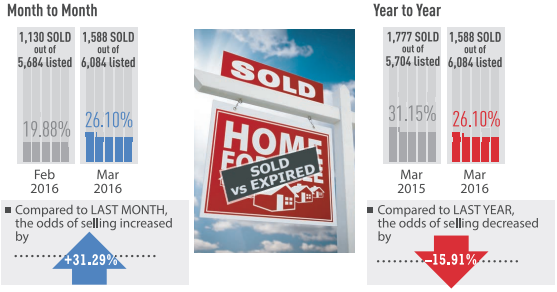
15 years average of price increase for city of Calgary is 7.49%

Transactions Data

How much buyers negotiated off asking price

Transactions Data

Odds of selling
(Percentage of Homes Sold VS Listings)



Events & Attractions

- **Calgary Horticultural Society's Garden Show**
  – Saturday, April 9 and Sunday, April 10
  www.calhort.org/garden-show.aspx

- **Freedom of the City Parade**
  – Saturday, April 9
  www.visitcalgary.com/things-to-do/events

- **Calgary Underground Film Festival**
  – Monday, April 11 – Sunday, April 17
  www.calgaryundergroundfilm.org

- **Down to Earth Week 2016**
  – Tuesday, April 12 – Friday, April 15
  www.belocal.org/down-to-earth-week-2016

- **Calgary Cat Show**
  – Saturday, April 16 – Sunday, April 17
  www.calgarycatshow.com

- **Acadia Vintage Retro & Antiques Show**
  – Saturday, April 23 and Sunday, April 24
  www.antiquesbydesignshows.com

- **POW! Parade of Wonders**
  – Friday, April 29
  www.calgaryexpo.com/special-events

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Building Secondary Suites in Calgary

The prices of real estate in Calgary can make it a challenge for first time homebuyers to afford single-family homes, and for owners of investment properties to generate positive cash flow from their investments.

A secondary suite, also known as a basement suite, mother-in-law suite, or granny suite, could be the perfect solution. It is a self-contained living space within a house or on the same property as a house, and it comes with a complete with a kitchen, bathroom, and a sleeping area. New homes owners can help balance their costs by collecting rent from this suite and investors can double their return when both units are rented out.

The city of Calgary is split on the issue of approving secondary suites citywide. The good news is that many homes are already zoned to allow for secondary suites and the city is becoming more open to approving exceptions for non-conforming homes. In a majority of the new neighborhoods, secondary or garage suites are already a part of the approved zoning allowances.

Listed are several resources that can help you determine if the home you own or are planning to buy will allow for a secondary suite. To save you both time and money, make sure to do your homework before starting any construction! If you do not have the time to do your own research, you may call 311 for information regarding your property.

If you are considering investing in Calgary or if you are looking for a home with the intention to develop a secondary suite, then do not hesitate to get in touch with us. We have in-depth knowledge of local zoning rules, developing, owning and managing basement suites. Professional and expert advice will help you avoid expensive mistakes and get you started in the prosperous world of property investing in Calgary!

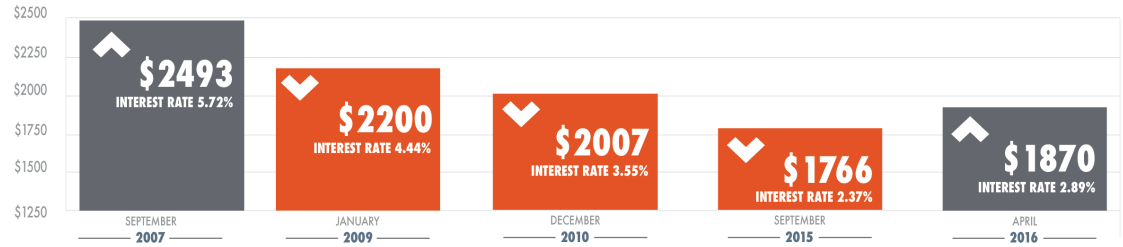
Resources
1) Guide To Developing Secondary Suites Brochure (www.calgary.ca)
2) Land Use Bylaw - Detail Full Definitions (www.lub.calgary.ca)
3) Applying For A Secondary Suite (www.calgary.ca/PDA/pd/Pages/Permits/Projects/Applying-For-A-Secondary-Suite.aspx)
4) Current Cases And Appeals (www.calgarysecondarysuites.ca)

You can also chat with a planning and development officer by visiting the City Hall Municipal Complex. It is located at 800 Macleod Trail S.E and it is open from 8 A.M to 4:30 P.M Monday to Friday. Once you are inside City Hall, you need to go to the 2nd floor of the building. The officers will be able to provide you with details and printouts that are specific to the address you are inquiring about.

At A Glance: Interest Rates and Payments

April 2016

MONTHLY MORTGAGE PAYMENT FOR A $400,000 LOAN - Based on a 5 Year Closed Mortgage Interest Rate



INTEREST RATES - As Advertised by ATB Financial for a 5 Year Closed Mortgage Interest Rate - Your rates may vary. Before making decision consult your REALTOR and your mortgage professional. Payments calculated using Mortgage Calculator http://www.atb.com/personal-banking/resources/Pages/mortgage-rates.aspx

Space Saving Mud Room Ideas

Home Product Innovation: Cinder Precision Grill

Cinder is an electric contact grill. Its precision allows a cooking revolution. First, Cinder heats its cooking plates to the temperature that you want your steak. Then, the entire steak warms up to exactly that temperature, no more, no less. Two metal cooking surfaces contact and heat the top and bottom of the food. The air in the cooking chamber will heat up and warm the sides of the food, which are also cooked by radiant heat from the cooking surface.

Cinder's patent-pending algorithm can tell when your food is done by measuring power usage and several sensors. You tell Cinder what you want and it takes care of the cooking so you don't need to hover over the stove.

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