

Market Value Report

for
3617 6 ST SW, Calgary T2S2M6

as of
6/1/2018

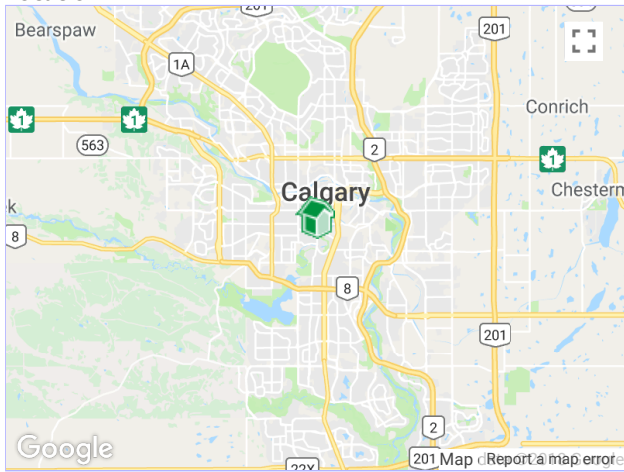
Market Value

Estimated market value of this property as of 6/1/2018: **\$930,000**

Property Characteristics

Address:	3617 6 ST SW	Linc#:	0019166974
City/Zip:	Calgary T2S2M6	Legal Description:	5584R;22;34
Property Type:	R-C1	Property Style:	2 Storey
Living Area:	2417	Bedrooms:	4
Neighborhood:	Elbow Park	Bathrooms:	1.5
Year Built:	1912	Lot Acreage:	580m2 (0.14acr)

Location



Property Map

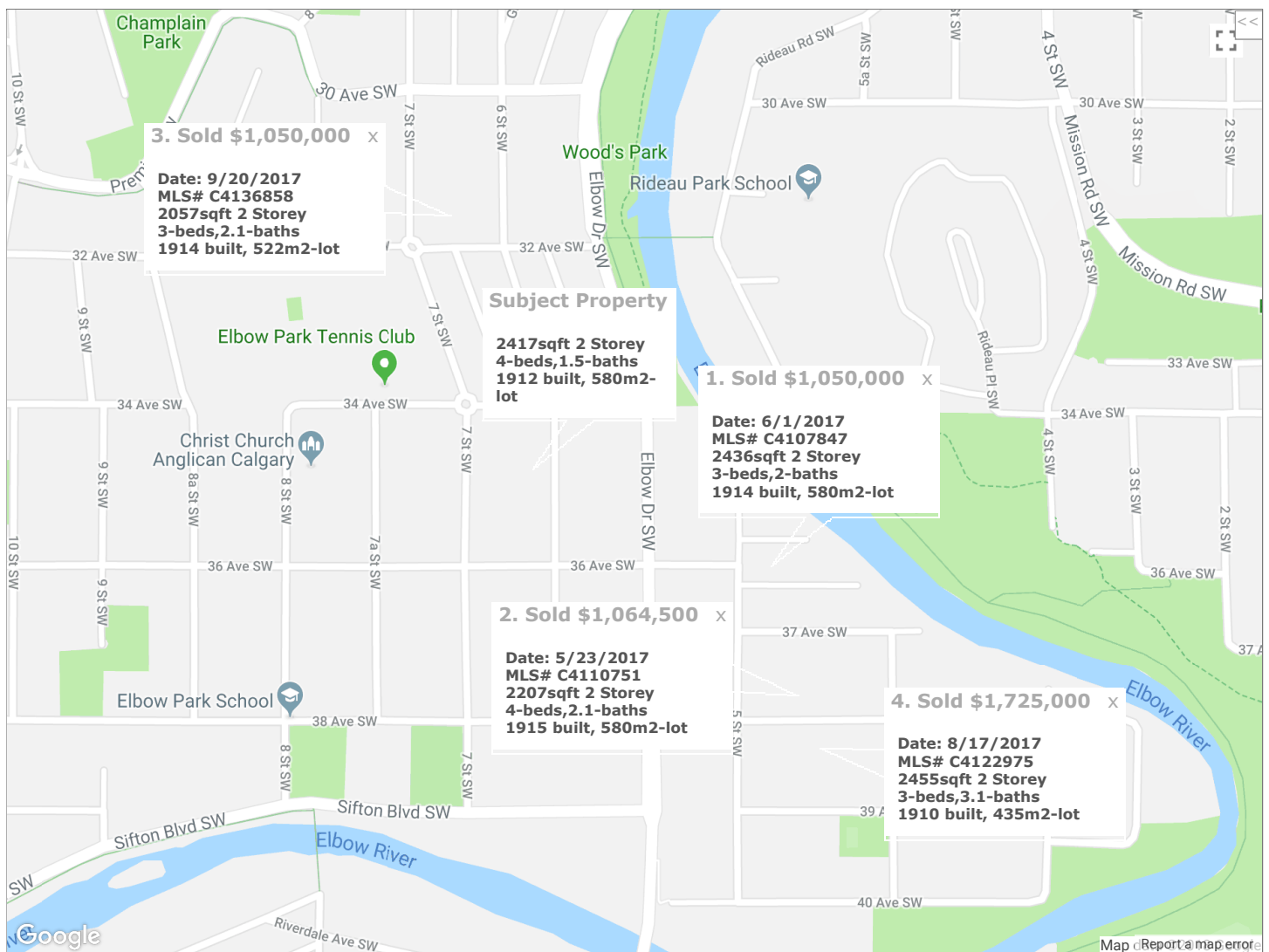


Disclaimer

The estimated Market Value is generated by a computer program that takes into account the sales history and assessed value of the property; and recent sales of similar properties in the area. The Report is based upon available Public Record and MLS data. It is provided "AS IS" and does not include a warranty of any kind. Users requiring a higher level of confidence should consult with a professional Appraiser.

Sold Comparable Summary

#	MLS Number	Address	Sold Price	Sold Date	Living Area	Lot Size	Bedrooms	Baths	Year Built	Property Type	Property Style	Dist.
1	C4107847	329 ELBOW PARK LN SW	\$1,050,000	6/1/2017	2436	580	3	2	1914	Detached	2 Storey	286.9m
2	C4110751	326 38 AV SW	\$1,064,500	5/23/2017	2207	580	4	2.1	1915	Detached	2 Storey	389.1m
3	C4136858	712 32 AV SW	\$1,050,000	9/20/2017	2057	522	3	2.1	1914	Detached	2 Storey	295.2m
4	C4122975	321 38 AV SW	\$1,725,000	8/17/2017	2455	435	3	3.1	1910	Detached	2 Storey	446.6m
Statistics												
Minimum			\$1,050,000	\$431	2057	435	3	2	1910			
Maximum			\$1,725,000	\$702.6	2455	580	4	3.1	1915			
Median			\$1,064,500	\$510.5	2436	580	3	2.1	1914			
Average			\$1,222,375	\$531.6	2289	529	3	2.3	1913			
Subject Property		3617 6 ST SW			2417	580	4	1.5	1912	R-C1	2 Storey	



Sold Comparable Detail

	Subject Property	Comparable# 1	Comparable# 2	Comparable# 3
Photo				
MLS Number		C4107847	C4110751	C4136858
Linc#	0019166974	0019167949	0019199611	0019269406
Sold Price		\$1,050,000	\$1,064,500	\$1,050,000
Sold Date		6/1/2017	5/23/2017	9/20/2017
Time Adjustment		-\$19,097	-\$6,767	-\$25,376
Property Type	R-C1	Detached	Detached	Detached
Property Style	2 Storey	2 Storey	2 Storey	2 Storey
Living Area	2417	2436	2207	2057
Flooring		CARPT,CERAM,HARDW	CARPT,CERAM,HARDW	CARPT,CPTTOS,HARDW,SLATE
Bedrooms	4	3	4	3
Bathrooms	1.5	2	2.1	2.1
Parcel Map				
Lot Size	580m2 (0.14acr)	580m2 (0.14acr)	580m2 (0.14acr)	522m2 (0.13acr)
Area		Elbow Park	Elbow Park	Elbow Park
Location/View		Back Lane,Cul-De-Sac,Fenced,Flat Site,Landscaped,No Through Road,Playground Nearby,Public Transportation,Schools,Shopping Nearby	Fenced,Flat Site,Golf Nearby,Landscaped,Park/Reserve,Playground Nearby,Public Swimming Pool,Schools,Shopping Nearby	Back Lane,Flat Site,Landscaped,Park/Reserve,Playground Nearby,Public Transportation,Schools
Assessed Total	\$885,000	\$1,180,000	\$1,180,000	\$963,000
Tax Amount	\$5,753.21	\$7,670	\$7,670	\$6,260
Year Built	1912	1914	1915	1914
Basement		Full	Full	Full
Basement Area		Unfinished	Unfinished	Fully Finished
Garage		Double Garage Detached	Double Garage Detached	Double Garage Detached
Total Parking		2	2	2
MLS Remarks		open house may 14th 1-2:30pm. do a full walkthrough by viewing our 360 virtual open house. this lovely character home is located on one of the most exclusive cul-de-sacs in the inner city. just steps from the elbow river, this home features lovely oak hardwood floors throughout the main floor. the formal living room features natural gas fireplace, beautiful skylights throughout, kitchen with granite countertops & cherry cabinets. the upstairs is ...	charming turn of the century 4 bedroom family home in quiet location + situated on a 50 x 125 foot lot. excellent curb appeal with covered front veranda. main floor with spacious living room + gas fireplace, kitchen with ample space , eating area + bay window. main floor den. bedrooms are a good size. great street with lots of families + walking distance to nearly opened elbow park elementary school, the river pathway system, 4th street, glen ...	open house saturday sept 9, 1-3pm. welcome home to this beautiful 2 story classic elbow park home. the front porch offers views of the large park and is a perfect place to sit on a beautiful summer night and meet with the neighbours. a large front foyer, formal living room and elegant dining room grace the front the the home. the easy and family friendly kitchen features granite counters, wolfe and miele appliances and an eat up bar. site finishe ...

Sold Comparable Detail continued

	Subject Property	Comparable# 4
Photo		
Linc#	0019166974	0010423911
Property Type	R-C1	Detached
Property Style	2 Storey	2 Storey
Living Area	2417	2455
Bedrooms	4	3
Bathrooms	1.5	3.1
Parcel Map		
Lot Size	580m2 (0.14acr)	435m2 (0.11acr)
Assessed Total	\$885,000	\$1,120,000
Tax Amount	\$5,753.21	\$7,280
Year Built	1912	1910

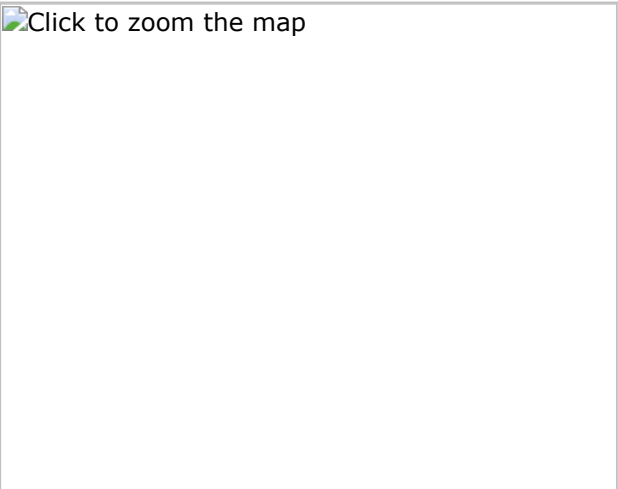
Listing History

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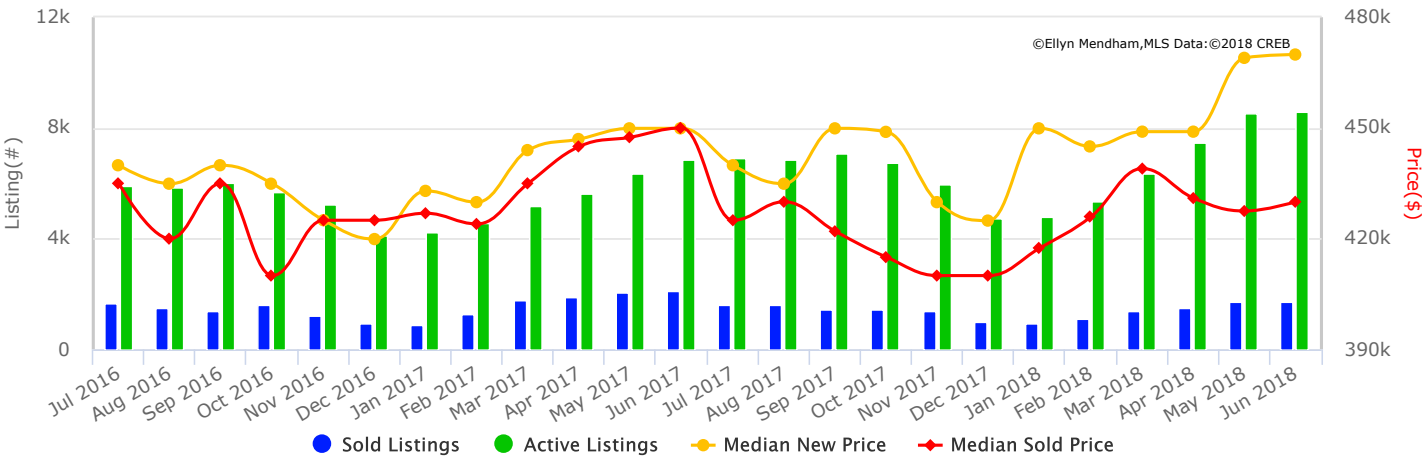
MLS Statistics in Calgary

MLS Statistics for 05/2018

Stats	Calgary	Previous Years ▾
Sales	1725	2066
New Listings	4366	3792
Inventory	8558	6360
Average Days on Market	45	36
Sold-to-List Price Ratio	97.2%	97.7%
Median Price	\$427,500	\$447,500
Average Price	\$487,754	\$503,513
Average Sold PPS	\$382	\$396
Month Of Supply	4.96	3.08



MLS Sales Price Trend in Calgary



MLS Price Per Squarefoot(PPS) Trend in Calgary

