

TRANSITIONS

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**OWNER/BROKER,
COLDWELL BANKER COMPLETE REAL ESTATE**

**SUSANITA
DE DIEGO**



Susanita is the Owner/Broker of Coldwell Banker Complete Real Estate, a Calgary based real estate brokerage offering buyers and sellers knowledgeable, professional and dedicated real estate services specific to their property type and market segment.



SUSANITA DE DIEGO

BROKER / REALTOR®



Susanita is committed to the ongoing enhancement of the greater real estate community. She is an elected Director of the Calgary Real Estate Board who proudly serves on the Real Estate Council of Alberta Hearing Panel Roster and the City of Calgary Assessment Review Board.



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A young girl with long brown hair is lying on her stomach on a bed with a white sheet and a pink blanket. She is wearing a pink patterned top and is focused on writing in a small notebook with a blue pen. There are other notebooks and pens around her. A large, colorful patterned pillow is on the left. The background shows a window with white curtains and floral patterns.

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DECORATING A TWEEN'S BEDROOM



Remember all those moments you wished for more privacy? When you wanted space from your child who followed you everywhere, including into the bathroom? Well, you are about to get your wish as they start to retreat into their bedrooms.

One minute your kid is obsessed with Paw Patrol the next, they are watching Sydney and the Max. It happens overnight and for a parent, the change from one stage of development to the next can be jarring. One minute they are your cuddly little guy and the next, ten feet apart isn't far enough for them. Every day, friends are becoming more important, and being accepted by their peers means things can change in a heartbeat. What was once cool, is now "So lame mom."

It can be hard for a parent to keep up.

Tweens need their own space. A place they can go to shut the door on mom and/or dad to chill out either alone or with friends. A room they feel is theirs. Decorating a tween's room is a special time when you can learn more about your child, their changing taste, and what is important to them when it comes to making their space their own. As they grow into their teens, they will include you less and less in their room's décor decisions. Enjoy this time and make a memorable adventure out of the experience.

Including your tween in the process is important, after all, it is the room where they will be spending a lot of time. Plus, guiding them through the decision-making



process will teach them how to make design decisions and work within a budget.

Start with the budget.

How much are you willing to spend on updating their room? Let them know the budget and come back to it when they are deciding on what to purchase and which items to leave on the store shelves.

Do you have a theme in mind? Decorating kids' and tweens' rooms can be fun because we can bring fantasy in and be adventurous with the décor, unlike in the rest of the house. Does your tween have

a favourite activity? A favourite story? Are they into sports or music?

Here are some theme ideas to consider:

Romantic Princess
Urban Skatepark
Punk Girl
A Favourite Team Sport
Snowboarding
Bohemian
Glamour
Film Noir
Techno Nerd
Book nerd

When it comes to a Tween's room function is important because they will be spending a lot of time in there over the next few years. Since Tweens still have some toys or stuffies they don't want to let go of yet, but they don't want their friends to know they still have them, their room will need storage and the odd hiding spot. Utilize shelving on the walls, in the closet, or as bookcases to hold storage boxes full of their stuff. The bonus is these storage areas will provide organization and a place, besides the floor, for

items when tidying their space.

It is at this age where schools start to send them home with the dreaded homework, which becomes one more task on your to-do list of parenting. Consider putting a desk in their room for studying and that future computer they will need to complete homework assignments. Whether or not you agree to a computer in their room, they will need a desk to organize their schoolwork along with the little knick-knacks that seem to appear.

If your child's room is short on space, consider a loft





bed with the desk underneath it and a bean bag or a comfy chair. They will need their own hang-out seating area, be it a window seat, a hanging rattan bubble, an armchair, or a pile of pillows, they need something to relax on while they contemplate their future or chat with friends.

Are you going to paint the walls? Take your tween to the paint store to peruse the swatches to pick and put up on the wall to see which colour they like. Giving them the option to choose the colour of

their room will bring them into the process, teach them how to make choices, and generate a sense of pride when the job is done.

Time to go shopping with your tween to find all the pieces to bring the room together. Make sure you remember to take some of the paint swatches with you so you can see if the bedding will go with the colour of the walls. It will be interesting to see which bedding, sheets, and pillows your teen picks out. If they don't match the colour of the paint,

take the teaching moment to help them understand how to bring a room together. They will find lots of bits and bobbles to put into their room, ensure they understand how each decision affects the budget.

Want to save some cash? Check out thrift stores and flea markets where you can find old pieces of furniture and some funky retro lighting fixtures. Old furniture can be sanded and painted to fit with the room's new colour

pallet. Stick some wall stickers on and cut them where the drawers open to make the piece unique or attach some unique drawer pulls, like old skateboard wheels or hockey pucks. Spray paint old lighting fixtures and add glass beading for a funky chandelier.

Make sure your tween helps do the hard lifting to put the room together, being a part of the process will give them ownership and a sense of pride in a job well done. Not to mention, the wonderful memo-



ry you are about to create.

Have fun with the walls. Hang a whiteboard up or paint a portion of the wall space with chalkboard paint so they can make notes and doodle. Either find wall stickers or paint a mural on the wall. Think a mural is outside your skillset? Do you have access to a projector? Project a simple image onto the wall and trace it out with a pencil, then paint over the pencil marks – Voila one instant mural.

Worried about resale? Unless you are going to be selling in the next 6-12 months, go nuts and be unique. You can paint the room with a neutral colour before you list and move on to your next home. In the meantime, give your child a space as unique as they are.

See more Tween room ideas.

More Ideas



Instagram
#Tweenbedroomideas Gallery

CALGARY'S REAL ESTATE NEWS

Article in Calgary Herald February 19, 2021

Albertans more positive about housing market than most Canadians

“The indicator of whether it’s a good time to buy is very strong in Alberta right now, and that’s because it’s so affordable there after five years of weak pricing,” says Will Dunning, chief economist with Mortgage Professionals Canada,

[Read Article](#)



Article in Calgary Herald February 13, 2021

Sellers' market emerges as more homes purchased above list price in Calgary



Image by Josh Blaze fr Pixabay

“Resale homes figures for Calgary from January were already pretty sensational, but it’s the last two weeks of the traditionally slowest month of the year that really stood out”

[Read Article](#)



Have Questions? Ask Susanita

Article in Calgary Herald February 5, 2021

Canadian housing market sets multiple records in January

The Canadian Real Estate Association released its monthly data this past week showing sales grew, year over year, by a record 35.2 per cent.

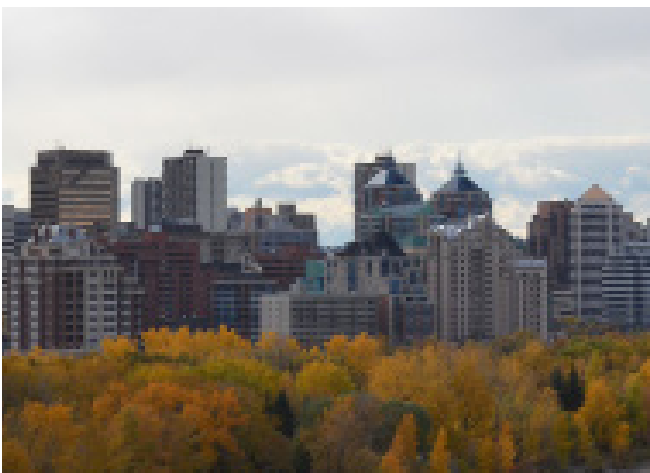
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Photo by Bryson on UnSplash

Article on CTV February 2, 2021

Tech successes provide promising path for Calgary



“If we get focused on the technology side of the industry and not just the production side of the industry, I think a lot of good things can come from Alberta and I’m pretty excited,”

[Read Article](#)

JANUARY SALES SIGNAL STRONG START TO 2021

January sales were the highest they have been for the month since 2014, as housing market momentum from the end of 2020 carried over into the start of 2021.

Sales activity improved across all product types and across all price ranges. “Discount lending rates are exceptionally low, which is likely attracting all types of buyers back into the market,” said CREB® chief economist Ann-Marie Lurie.

“New listings in the market were also slightly higher than what was available over the past two months, which is

providing more options to purchasers.”

January’s new listings were 2,246 relative to the 1,208 sales in the market, causing inventories to edge up over December levels. These types of movements are typical for January, but 2021 is starting the year with 4,035 units in inventory. This is far lower than the past six years.

Benchmark prices remained at levels relatively consistent with prices recorded at the end of 2020, but they reflect a year-over-year gain just below two percent.



Have Questions? Ask Susanita





Due to the pandemic, many of us found ourselves working from home in spaces ranging from private dedicated offices to a fold-up table in a bedroom. Our Wifi connections are straining due to the demands of homeschooling and couples working from home at the same time. We've all been in those Zoom meetings where pets and children wander in and out, screens freeze or embarrassing comments are made because

someone has forgotten to mute. (Click for [Zoom Meeting Fails](#) videos for some guaranteed laughs!)

If you are looking to design your perfect home office, we found a great article entitled "How to Design the Ideal Home Office" by Professional designer Jo Heinz. Be sure to check out this article about what to do and not do when organizing an office space in your home. Click the button to read it.

After a year of remote working, many companies have determined they no longer require their employees to work from a downtown office building. They are making plans to either have a hybrid solution or a permanent remote workforce, which has created a new housing trend.

Some are finding inner-city apartments are too small, so they look for larger condominiums. Families are looking for larger homes on larger lots in

more rural areas. In both scenarios, the home office has become an important feature when purchasing a new home.

To help you find a home with office space, we curated a list of properties for sale with a variety of solutions in Calgary and area.

View Calgary properties with home offices on MLS®

[View](#)





SUSANITA DE DIEGO

BROKER / REALTOR®

Susanita de Diego is an experienced REALTOR® in Calgary and surrounding areas. As a member of the Calgary Real Estate Board, she has a finger on the pulse of the industry and can understand the data to help her clients make informed decisions specific to their homes.

She believes to be a good REALTOR®, you must put the interests of your clients before your own, be of service to your community, and continue to stay educated about the ever-changing industry. Being of service is what drives

Susanita, whether she is serving clients, her team, the REALTORS® in her brokerage, or on the Real Estate Board - People come first.

Dedication to education is an important part of what she does as a REALTOR® because it enables her to help her clients make the best decision for their homes, lives, and situations. Her innate interest in data, economics, and market indicators enables her to stay relevant, understand the overall real estate market, and the current market value of a home. Her dedication to edu-

cation is reflected in her many certifications, her decision to be a broker, and her roles with the Calgary Real Estate Board, the Real Estate Council of Alberta, and the City of Calgary. All of which require additional courses, more responsibilities, and a higher degree of current industry knowledge.

Buying or Selling a home has many moving parts and legal ramifications. To her, being a REALTOR® is more than helping her clients sell or find a home. It is about ensuring she presents the property in the best light, is her client's best advocate, and obtains the best terms for them during negotiations.

Her team goes the extra mile to ensure they are doing right by their clients. Each

week the team sends out a market report to their sellers, along with data, and feedback specific to their home. This gives her sellers the right information to help them decide what to do next and enables the team to communicate from a place of authority in the knowledge they understand where the property is positioned in the current market conditions. This gives her sellers the information they need to help them decide what to do next to achieve their real estate goals.

Susanita's buyer and seller clients are well-served by her continued leadership in the real estate industry and her team's commitment to doing it right for the right reasons.

International Real Estate Specialist
Residential Relocation Specialist
Senior's Real Estate Specialist
Rural Property Specialist
Luxury Property Specialist

Smart Home Certified
Calgary Assessment Review Board
Real Estate Board Mentor &
Leadership Circle Member



MARRIETTA MAIER

REALTOR®

In 2020, Marietta obtained her real estate certification to become a REALTOR® and supports the team as a licensed assistant.

She understands the buying and selling process from a homeowner and real estate investor's point of view. Her personal real estate experience is valuable because it enables her to understand what our clients go through during the process.

Previously, she was an executive assistant in the oil and gas industry, which taught her the skills to provide clients with the best possible care and attention. Her empathy, patience, and un-

derstanding are key to her success in supporting the team and its clients with a people-first philosophy.

She exemplifies her belief in putting people first by consistently communicating with our clients to keep them informed about what is happening with their listed home and their home search.

Her role with the team enables Susanita to continue to provide her clients with the service and care they have become accustomed to while taking on leadership roles within the Real Estate Industry.

PAIGE MACDONALD

PART TIME ASSISTANT



LEANNE MACDONALD

OPERATIONS MANAGER

As the Director of Operations for the brokerage, **Leanne** keeps the office running smoothly, manages the conveyancing, and helps all the REALTORS® in the office.

She utilizes her technology skills to create consistent processes within our accounting and conveyancing departments, maintains the website, and manages social media marketing campaigns.

Though she does not directly work with clients, she is an integral part of every real estate deal going through the office. All the Coldwell Banker®

Complete Real Estate REALTORS® count on her expertise to finish the deals by ensuring the conveyance is completed and the mountain of paperwork is done right.

Paige provides the team with administrative services including database management, social media coordination, digital marketing, and preparing comprehensive reports. Her strong attention to detail ensures everything runs smoothly for the team



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REAL ESTATE**