

# Calgary Loft News

& Condo Culture

## A bit of chaos but a strong July

FIVE Loft sales in July 2013. That may not seem like a lot but lets keep in mind what happened on June 20th that shook the City a bit (a bit of water). We were actually evacuated from or condo in Mission for 41 days...man it is good to be home!

Just for comparison sake: In July 2012 there were just two loft sales.

**2013 Loft Tally: 33 Sales**

## July 2013 Loft Sales

**Total Loft Sales: 5**

**High Price: \$579,000 (1194 SqFt)**

**Low Price: \$245,000 (505 SqFt)**

**Active Listings: 11 (\$250,000-\$499,900)**

\*For a detailed breakdown of these sales send us an email and we will get it to you right away [Lofts@RushtonProperties.ca](mailto:Lofts@RushtonProperties.ca)

## Featured Loft Building



### The Legacy Lofts: 138 18th Avenue SE

**The Deets:** Unique brick facade, large balconies, contemporary condos with PH Lofts

**The WOW:** Very cool curved windows, some suites offer 300 SqFt+ balconies. Live in Mission!

**Did you know...** At [RushtonProperties.ca](http://RushtonProperties.ca) you can find info and subscribe to on dozens of Calgary Loft buildings.

## The Loft Collection at RushtonProperties.ca

RushtonProperties.ca is a destination for Calgary Loft Buyers and is the smartest place for your Loft to be marketed. When it comes time to sell trust your Loft (and your investment) to Calgary's most Innovative and Aggressive Loft marketing team.

### Our 25+ Point Loft Marketing Plan Includes:

- Strong, digital, organic web marketing plan
- Online Database of Loft buildings
- Free search of all Calgary Loft Listings on the Market
- We are home to the **Calgary Loft News**
- An intimate knowledge of the Loft market: The buildings, people and buyers
- Relationships with the best photographers and graphic designers Calgary
- Proud member of the BuzzPro team at [BuzzBuzzHome.com](http://BuzzBuzzHome.com)

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**Lofts Lofts Lofts! Online all the time @ [www.RushtonProperties.ca](http://www.RushtonProperties.ca)**

This communication is absolutely not intended to solicit existing listings or agency agreements

## Comparative Homes



# 307 1817 14A ST SW



# 310 1117 1 ST SW



# 312 220 11 AV SE

MLS #	C3572621	E3335529	C3573357
Status	Sold	Sold	Sold
Community	Bankview	Victoria Park	Victoria Park
City	Calgary	Calgary	Calgary
Type	Lowrise Apartment	Lowrise Apartment	Lowrise Apartment
Style	Loft	Loft	Loft
Fl Area	504.83SqFt/ 46.900SqM	782.54SqFt/ 72.700SqM	796.54SqFt/ 74.000SqM
Year Built	1980	1912	1907
Remodeled	No	No	No
# Bedrooms	1	1	1
# Full Baths	1	1	1
# Half Baths			1
#Finished Fpl	1		1
#Roughed-In			
Flooring	Carpet, See Remarks	Non-Ceramic Tile, Laminate F	Hardwood
Construction	Wood Frame	Concrete	Concrete
Foundation	Concrete	Concrete	Concrete
Basement	None/	None/No Basement	None/No Basement
Roof	Asphalt Shingles	Tar & Gravel	Tar & Gravel
Parking	Stall	Heated, Underground, Single	Stall, Parking Pad Cement or Paved
Exterior	Fiber Cement Siding, Wood	Indoor	Brick
Features	Balcony, Detectors Smoke, No Animal Home, No	Brick, Concrete, Stone	Brick
Amenities	Appliances Included, Balconies,Cable TV	Elevator Frieght, Intercom,Laundry-In-Suite, Public Transportation	Vaulted Ceiling, Swirlpool Bath (Jacuzzi), Wall Unit-Elevator Passenger, Laundry-In-Suite,Party Room, Shopping Nearby, Public Transportation, View City
Site Influences	Hillside, Landscaped, Playground Nearby, Schools		
Lot Sq Mtrs	876.000	1790.000	2046.000
Lot Dim Info			
Pending Date	07/19/13		07/29/13
Sold Date	07/19/13	07/03/13	07/29/13
List Price	\$ 259,900	\$ 354,900	\$ 379,900
Sold Price	\$ 245,000	\$ 345,000	\$ 342,000
List Pr/SqM	\$ 5,542	\$ 4,882	\$ 5,134
Sold Pr/SqM	\$ 5,224	\$ 4,746	\$ 4,622
SP/LP Ratio	94.27%	97.21%	90.02%
Listed by:	SOTHEBY'S INTERNATIONAL REALT'	Realty Executives Progressive	RE/MAX REALTY PROFESSIONALS

## Comparative Homes



# 306 118 34 ST NW



# 213 1117 1 ST SW

MLS # C3574106  
 Status Sold  
 Community Parkdale  
 City Calgary

Type Lowrise Apartment  
 Style Loft  
 FI Area 945.51SqFt/ 87.840SqM  
 Year Built 2006  
 Remodeled No  
 # Bedrooms 2  
 # Full Baths 2  
 # Half Baths 1

#Finished Fpl  
 #Roughed-In  
 Flooring Ceramic Tile, Hardwood

Construction Wood Frame  
 Foundation Concrete  
 Basement None/  
 Roof Asphalt Shingles  
 Parking Parkade, Heated, Single  
 Indoor Cedar, Stucco  
 Exterior Features Balcony, No Smoking Home

Amenities Appliances Included, Cable  
 TV Connection,Elevator  
 Site Influences Backs Onto Park/Trees, Flat  
 Site, Park/Reserve,

Lot Sq Mtrs 1470.000  
 Lot Dim Info

Pending Date 07/09/13  
 Sold Date 07/10/13

List Price \$ 419,900  
 Sold Price \$ 400,000  
 List Pr/SqM \$ 4,780  
 Sold Pr/SqM \$ 4,554  
 SP/LP Ratio 95.26%

Listed by: CENTURY 21 BAMBER REALTY LTD.

MLS # C3577043  
 Status Sold  
 Community Victoria Park  
 City Calgary

Type Lowrise Apartment  
 Style Loft  
 FI Area 1,193.73SqFt/ 110.900SqM  
 Year Built 1912  
 Remodeled No  
 # Bedrooms 1  
 # Full Baths 1  
 # Half Baths 1

#Finished Fpl  
 #Roughed-In  
 Flooring Marble, Laminate Flooring

Construction Concrete  
 Foundation Concrete  
 Basement None/  
 Roof Tar & Gravel  
 Parking Single Indoor  
 Exterior Features Brick  
 Amenities Air Conditioning-Central,  
 Vaulted Ceiling, Sprinkler  
 Full Air Conditioned,  
 Appliances Included,Elevator  
 Site Influences Commercial, Corner, Flat  
 Site, Handicap Access

Pending Date 07/23/13  
 Sold Date 07/23/13

List Price \$ 579,900  
 Sold Price \$ 579,900  
 List Pr/SqM \$ 5,229  
 Sold Pr/SqM \$ 5,229  
 SP/LP Ratio 100.00%

Listed by: CIR REALTY