

PREFERRED CLIENT NEWS

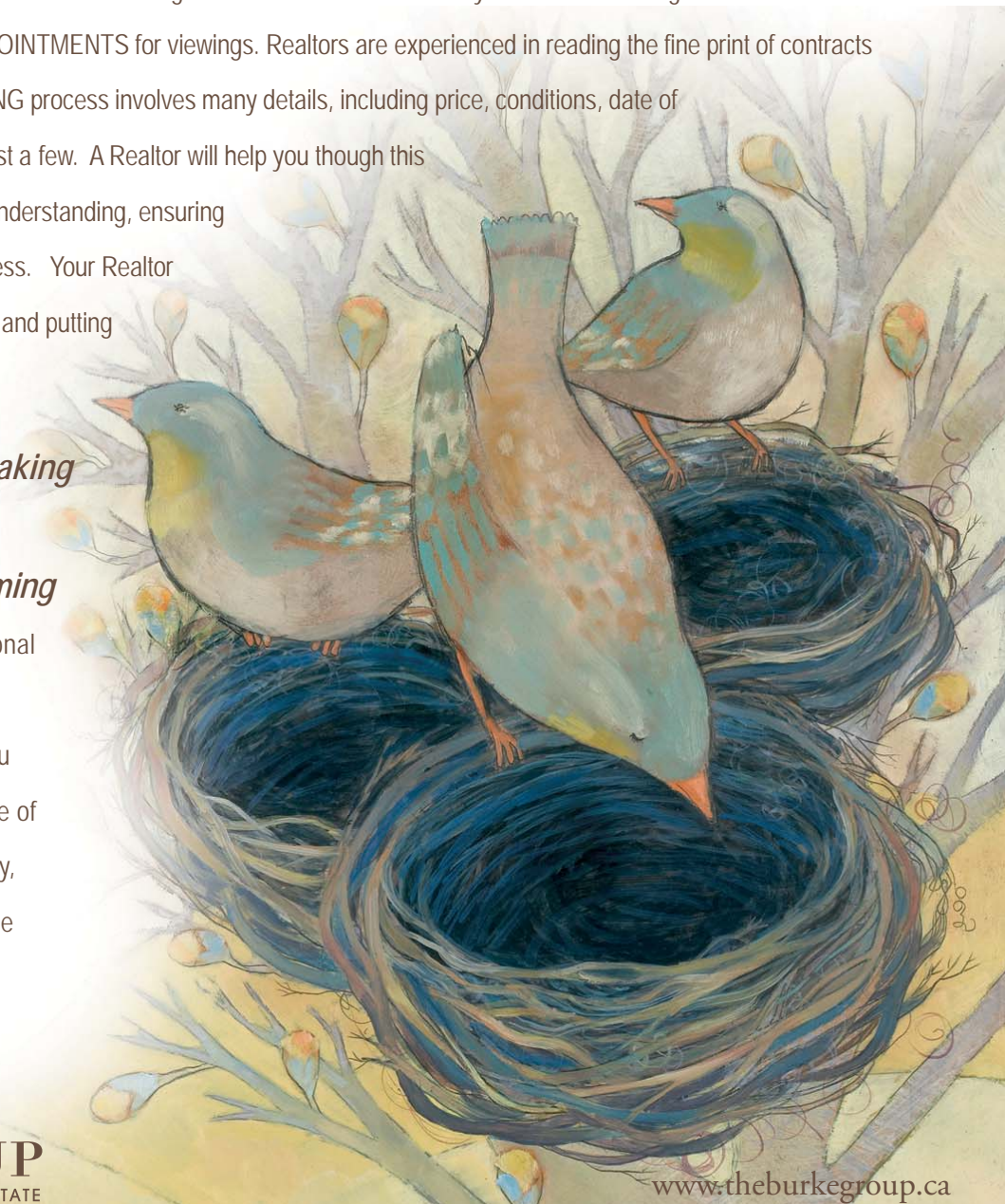
JULY 2008

Now is the time to buy your dream home. Inventories are high, meaning buyers are able to reap the benefits of selection and can negotiate the best price and terms for their purchase. Although the number of new listings dropped slightly in recent weeks, sales are steady and the economy in Calgary remains strong. Buying real estate remains the best long term investment available to consumers. As professional Realtors, we understand what is going on in the market and can help you, the buyer, make an informed purchase.

When it comes time to sell your house, the key to doing so quickly and getting top dollar is EXPOSURE. Working with a Realtor, you get instant and mass exposure to thousands of Realtors who are actively looking on their buyers' behalf, as well as to a large number of prospective home buyers via www.mls.ca. Because we specialize in real estate, Realtors know MARKET VALUES. Realtors have their finger on the pulse of the market. This is helpful for establishing a COMPETITIVE PRICE for your home. Working with a Realtor frees you from the hassles associated with making APPOINTMENTS for viewings. Realtors are experienced in reading the fine print of contracts and NEGOTIATING objectively. The NEGOTIATING process involves many details, including price, conditions, date of possession, inclusions and exclusions, to name just a few. A Realtor will help you through this sometimes confusing process with patience and understanding, ensuring you are comfortable with every aspect of the process. Your Realtor sees you through the final stage of signing papers and putting keys in your hand.

Selling a home is a complex undertaking that is best handled by a professional.

Buying a home can be an overwhelming process when attempted without a professional working on your behalf. Buying or selling, we would like to be that professional for you. If you require assistance with the sale or the purchase of a home, let us work on your behalf. Additionally, if you know of anyone requiring our services, we would be grateful for your referral.



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CURRENT LISTINGS

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39 SPRING VALLEY HEIGHTS SW

A remarkable, beautiful treed lot in Spring Valley Estates. Don't miss this opportunity to build your dream home on this west facing lot, which is located in a quiet cul-de-sac, with a ravine like setting.
Offered at \$ 595,000



103 59 22 AVENUE SW

This sunny, bright and spacious main floor corner unit offering two bedrooms and two full baths is located in the River Grande Estates. Boasting over 1200 square feet, this condo is awash in sunlight from the wide span of windows, capturing close-up views of downtown.
Offered at \$ 448,888



912 MAPLEGLADE DRIVE SE

Look no further...your ideal home, on a dream location! Gleaming hardwood floors, two gas fireplaces and spacious kitchen boasting an abundance of cabinets are just a few of the features that become evident as you wander through this beautiful home.
Offered at \$ 745,000



1512 35 STREET SE

Great central location in Radisson Heights. Enjoy the beautiful gas fireplace and the large bay window, which allows for tons of natural light, in the living room. The open plan kitchen boasts an island with stove top, oak cabinets and is adjacent to a large dining room.
Offered at \$ 305,000



1910 12 STREET SW

A three storey, inner city town home, part of Lindsay Terrace complex. Traditional in style, this fabulous home features nine foot ceilings, gleaming hardwood floors, a beautifully maintained kitchen with granite and white cabinets. Unique to this unit are not one, but two balconies.
Offered at \$ 799,000



1935 10 STREET SW

The brick and Tudor exterior of this home is a classic look for a home of this vintage and is what comes to mind when one thinks of traditional Mount Royal residences. This true gem of a home offers over 3600 square feet of finished living space and is situated on a fully-landscaped corner lot.
Offered at \$ 2,495,000



3804 19 STREET SW

This remarkable custom-built three storey offers city views, four bedrooms up and loads of square footage for the large family. A generous, formal living room is awash in evening light and leads into the spacious dining room through French doors.



308 1235 13 AVENUE SW

Enjoy inner city living at City Jardine. This two bedroom, two full bathroom unit features, a corner gas fireplace, sunny west facing deck and maple cabinets in the kitchen.
Offered at \$ 278,000



322 PUMPRIDGE PLACE SW

A rare and unique find in the community of Pump Hill. The focal point of the main floor is a dramatic, two-sided Rundle stone fireplace, enjoyed from the family room, nook and gourmet kitchen.
Offered at \$ 2,300,000

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