

***The Bank of Canada dropped their key interest rate*** by another 50 basis points on April 21th. Currently, the prime interest rate is 4.75% This is great news for buyers as it affords increased buying power through lower monthly mortgage payments. The number of single family homes in Calgary on the market at this time is up 11.6 % for March 2008 compared to March of a year ago; and is up 24% when comparing the first quarter of this year to 2007. Again, great news for buyers. The Burke Group wants to represent you in that purchase. We bring our knowledge, experience and quality customer service to the process. As always, if you require help in real estate matters, or know someone who does, don't hesitate to give the Burke Group a call.

***Your garden paradise*** may include loads of colourful blooms or be low-maintenance. When looking to buy a new home, remember to consider the outdoor spaces.

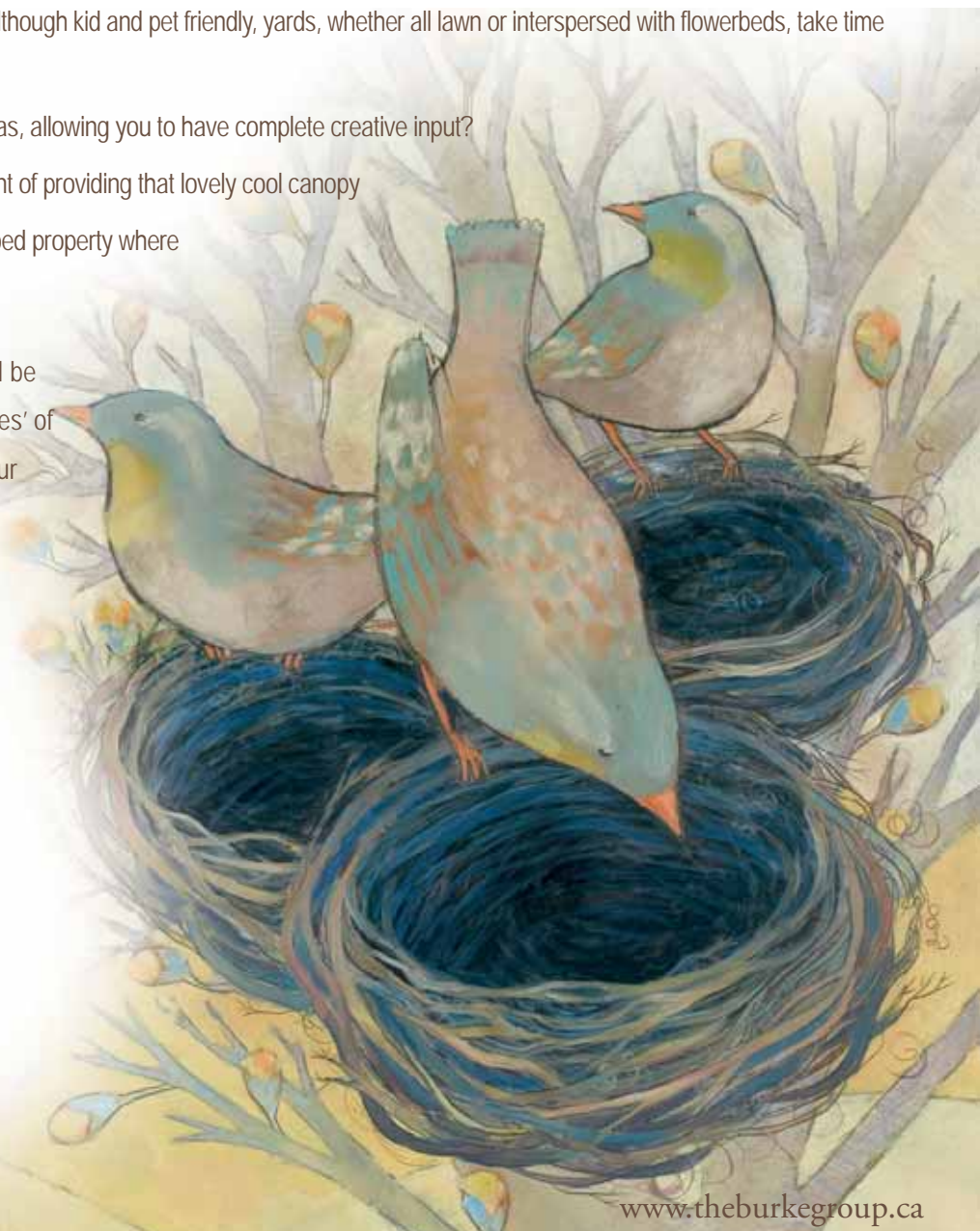
- Would you prefer patio terraces to manicured lawns? Although kid and pet friendly, yards, whether all lawn or interspersed with flowerbeds, take time and energy to maintain.

- Would you like the garden to be bare, like a blank canvas, allowing you to have complete creative input?

Keep in mind, shade trees take awhile to grow to the point of providing that lovely cool canopy for you to enjoy. Or would you prefer a mature, landscaped property where all the decisions, and cost, have been made.

**Beautiful borders** – A low maintenance option could be shrubs and trees. Well-placed, they can be the 'bones' of your design, providing a basic framework to build your garden around.

**Colourful Blooms** – Annuals and perennials are the best way to add intense colour to your flower beds. Annuals provide loads of blooms and colour throughout the whole growing season and you can have a different look each year. Perennials return year after year. Some are grown just for their foliage while others have blooms for a short amount of time. If your perennial garden is well-planned, you can continually have something in bloom all season long. Many gardeners enjoy the transition in their gardens with the ever-changing perennial show.



# CURRENT LISTINGS

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## 18 MAYFAIR ROAD SW

A special find in Meadowlark Park! This well-maintained bungalow offers a total of four bedrooms, hardwood floors and two full baths. \$ 569,000



## 23 COACH GATE WAY SW

Fabulous views are paired with over 3500 square feet of developed living space for this Coach Manor Estates two storey split. \$ 749,000



## 308 1235 13 AVENUE SW

A two bedroom, two full bath, sunny west facing unit at City Jardine! This secure complex offers a gated entry. \$ 284,500



## 103 59 22 AVENUE SW

Enjoy inner city living at its best. A remarkable, main floor corner unit offering two bedrooms and two full baths. \$ 468,888



## 1512 35 STREET SE

Great central location in Radisson Heights. Enjoy the lovely open kitchen with oak cabinets, beautiful gas fireplace and large bay window. \$ 305,000



## 1935 10 STREET SW

A true gem of a home in Mount Royal. Enjoy the city views and excellent natural light from this two and a half storey. \$ 2,995,000



## 1040 78 AVENUE SW

A great family home in a family neighbourhood, this three level split is ready for you to move in and enjoy. Offering at total of four bedrooms, it is perfect for the growing family. \$ 511,000



## 3804 19 STREET SW

Architecturally designed, this custom-built three storey offers city views, four bedrooms up and loads of square footage for the large family. \$ 1,299,000



## 3830 8 STREET SW

Be prepared to be wowed! The generously proportioned kitchen boasts contemporary glass tile backsplash paired with maple cabinets and granite counters. \$ 1,375,000



## 1410 540 14 AVENUE SW

Entertain in this well appointed, two storey penthouse and make your statement. It needs nothing but your personal furnishings. \$ 780,000



## 912 MAPLEGLADE DRIVE SE

Look no further...your ideal home, on a dream location is here! Awash in sunlight, this 1593 sq ft bi-level backs onto the Maple Ridge golf course. \$ 745,000



## 39 SPRING VALLEY HEIGHTS SW

A remarkable, beautiful tree lot. Don't miss this opportunity to build your dream home on this west facing lot. \$ 595,000

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