

Developments that Shine

By Deb Curley, P&D Committee, PCA

Every year new developments are being constructed in our community. Too often the P&D Committee see the "bad" developers, who only want to maximize square footage and maximize profits. In the process, they build unattractive and poorly articulated semi-detached and single family homes. We are really challenged with developers who clear cut the mature trees on the lot rather than attempt to save them and those who show no respect for the neighbours.



Recently, the P&D Committee had a very pleasant experience working with Danny Werden of Serenity Custom Homes and Renovations. Danny is on our "good" list, and this is his first time building in Parkdale. This semi-detached development presently

under construction at the southwest corner of 5 Avenue and 35A Street NW is a well-designed and attractive semi-detached development that fits into the context of the neighbourhood and the streetscape.

This was a contextual application, meaning there was no blue sign posted and no requirement for the P&D Committee to provide comments, no bylaw discrepancies nor was there any requirement for the developer to meet with the Committee. But Mr. Werden made the effort to attend a P&D meeting to provide drawings to the Committee and answer any questions prior to building. In addition, the existing bungalow was moved off the site and sold, instead of opting for demolition.



All of the eight mature trees on the north side of the property have been retained, and have appropriate protective fencing. The site is kept clean with the business owner on site daily to ensure that the workers maintain a safe site and respect the neighbours.

Expected date of completion is February 2014. Each home will be listed in the low \$900,000 range with 1930 square feet and a fully developed spacious basement.

We would be very pleased if all developers followed the shining example of Serenity Custom Homes (<http://www.serenitycustomhomes.ca>).



Your Local Realty Minute:

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In spite of the cooling September temperatures, real estate sales heated up! Calgary saw its total real estate sales in September surpass the same month last year by nearly 20 per cent, according to CREB® [the Calgary Real Estate Board]. This increase, combined with a 23 per cent reduction in active listings over last year, assisted in continuing a stronger sellers market into the fall. The Calgary market also saw average prices increase by more than eight per cent and a 20 per cent decrease in the number of days a property remained on the market before selling, when compared to September 2012.

“The impact of the floods likely boosted sales throughout July and August, and it appears as though some of that additional demand is starting to ease,” said Ann-Marie Lurie, CREB® chief economist. “Nonetheless, sales growth remains strong, in part because net migration has been stronger than anticipated and rental product is in short supply.”

Parkdale - September	Single Family Homes	Condos
Properties on the Market	28	4
Sales	5	1
Properties Added	12	3
Average Sale Price	\$1,072,400	\$371,500
List versus Sale Price	98.46%	99%
Average Days on the Market	33	35

West Hillhurst - September	Single Family Homes	Condos
Properties on the Market	48	7
Sales	9	2
Properties Added	26	6
Average Sale Price	\$752,555	\$263,450
List versus Sale Price	96.64%	98.52%
Average Days on the Market	42	31