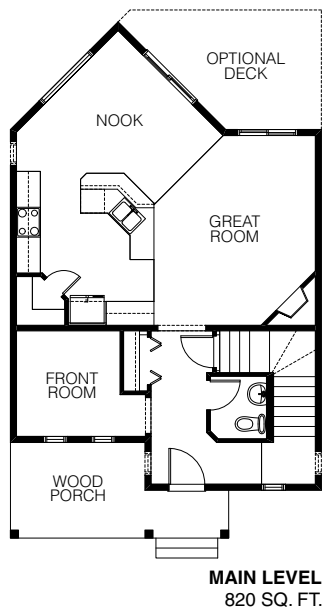
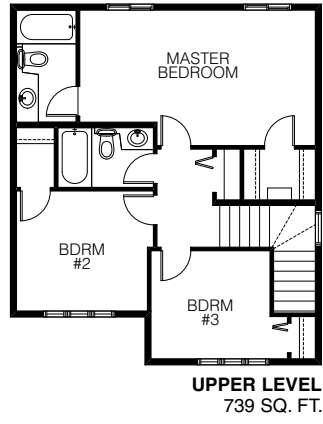


CARMA'S CHOICE THIS WEEK



Homes by Avi present the Camille in Elgin Village

Homes by Avi's *Camille* is an entertainers dream. It's the well thought out main floor maximizes every square foot of living space. The central kitchen offers a generous U-shaped island which is further enhanced by an angled breakfast bar. Perhaps the most unique feature of this home is the angled eating nook which offers an ideal space for family dinners and access to a large rear deck. A corner fireplace finishes off the downstairs sitting room and helps to define this space with-in the open concept of the main floor. Upstairs you will find a cozy loft perfectly suited for that home office or can be converted into a third bedroom if so required. The second bedroom features large windows and a walk in closet; while the master retreat offers plenty of living space including a well appointed ensuite and large walk in closet. Visit this *Camille* in Elgin and see how efficient

design can offer all the luxuries required by today's family.

FEATURES

- Large u-shaped island
- Angled breakfast nook
- 3 Bedroom, 2 Bath
- Main floor front office
- Corner Fireplace

THE COMMUNITY

McKenzie Towne brings together the best features of living in a small town with the advantages of a modern community to create a truly unique lifestyle experience. Elgin Village is the latest village in McKenzie Towne, offering a distinctly European architectural feel. There are 6 different arch styles to choose from, creating a neighborhood unlike anything in Calgary. Nearby, you'll also find High Street, a wonderful place to meet, stroll and shop. McKenzie Towne is conveniently located immediately east of McKenzie Lake. The community is close to Fish Creek Park, McKenzie Meadows Golf Course and there are parkettes and greenspaces throughout.

Just 20 minutes south of downtown via Deerfoot Trail. McKenzie Towne has all the advantages of both city life and friendly community living.

THE COST

The *Camille* by Homes by Avi is available from \$376,000 including lot.

When n' where

THE showhome is located at 13 Elgin Meadows Green SW. Showhomes are open Monday to Thursday 2 pm to 8 pm. Weekends and Holidays 12 noon to 5 pm. For further information please call Michelle Mann-Donagan at 536-7270.

Carma develops Calgary's best communities. A selection of the finest builders create the homes that complement them. Together we are proud to present this week's choice for outstanding new home quality and value.

www.carma.ca

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CITY AMONG THREE 'MOST BALANCED'



Calgary Herald Archive

Calgary's resale activity in February posted the largest drop out of 20 Canadian cities.

Calgary's resale market suffers deepest decline

MARTY HOPE
CALGARY HERALD

Calgary wasn't alone in reporting a decline in resale activity in February, but it did suffer the deepest cut, a national survey shows.

Among 20 major centres in Canada, the 2,162 sales recorded in Calgary was a decline of 35.4 per cent from the same month a year ago, says the Canadian Real Estate Association.

The second largest decline was recorded in Edmonton — a drop of nearly 32 per cent to 1,287 sales.

Only five centres surveyed reported more sales last month than they did a year ago.

Nationally, the decline in sales was nearly 10 per cent at 26,302 units. On a seasonally-adjusted basis, the number of resale transactions fell more than 12 per cent to 26,588.

While sales fell, the number of new listings gained 11.5 per cent nationally — nearly 40 per cent in Calgary and 65 per cent in Edmonton.

"A surge of new listings in Newfoundland and Labrador was more than offset by a monthly decline in new listings in Toronto and other markets," says Gregory Klump, chief economist for CREA. "The number of new listings also rose in Regina and Saskatoon and remained elevated in Calgary and Edmonton."

Klump says the monthly decline in sales activity coupled with "strong gains" in new listings caused resale housing markets to become more balanced in several centres. "Edmonton,

Calgary and Windsor remain the most balanced major markets, while Saskatoon and Winnipeg are now the tightest."

As for average prices, Calgary's \$415,017 remains the third highest in Canada, behind Vancouver's \$623,517 and Victoria's \$487,696.

Toronto is next at \$382,048.

Prices in both B.C. cities are climbing at a faster rate than Calgary's — 13 to 17 per cent there versus 5.5 per cent here.

In percentage terms, the largest price increases were recorded in Regina and Saskatoon at 55 and 41 per cent, respectively.

"The major market residential average price climbed 5.3 per cent year over year to \$327,477," says Klump. "This is the smallest year-over-year increase since November of 2004, reflecting a more balanced housing market."

The Calgary Real Estate Board breaks its prices down into several categories, including single-family and condominiums inside the city limits, towns surrounding the city, and acreages.

In February, the median price in Calgary for a detached home was \$428,000 and \$295,000 for a condo. The median is the middle of the range of market prices.

The median for sales in smaller centres was \$355,000, while acreages had a median of \$769,000.

"It appears as though activity is picking up," says board president Ed Jensen. "I don't anticipate we'll see the blistering market we experienced in 2006 and 2007, but I do anticipate stability in this now corrected market."

ALSO SEE

Construction pace lowest since 1996

19 showhomes NOW OPEN



Find room for personal space, in Cranston.



Nature heals, soothes and relaxes. It's what we all need more of. That's what makes Cranston unique. Here, nature is your next door neighbour. The Bow River is just down the street. Fish Creek Park is virtually in your back yard. And the mountains are visible on the horizon. Cranston is about as close to the great outdoors as your family can get, and still live in the city. See for yourself. Come take a nature walk this weekend.

19 SHOW HOMES NOW OPEN

Showhomes open Monday to Thursday 2pm to 8pm, and weekends and holidays 12pm to 5pm. Take Deerfoot Trail south to Marquis of Lorne Trail and follow the signs of nature, to Cranston.

Discovery 201-3813 • Cardel 257-2678 • Cedarglen 257-5801 • Bay West 257-5023 • Greenboro 257-8290
Jayman 726-1180 • Silhouette 899-8118 • The Ridges by Evolution by Greenboro 475-7655 and Beattie 257-2596



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