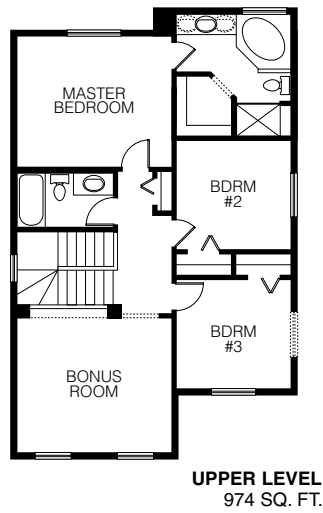


CARMA'S CHOICE THIS WEEK

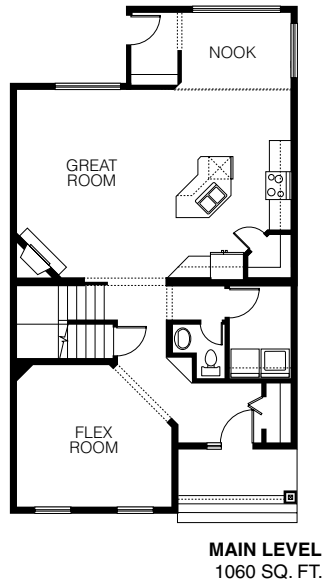


Spacious floorplan makes for best seller

The Ellsworth Towne is Cardel's best selling home in McKenzie Towne's Elgin Village, and it is easy to see why. The Ellsworth attracts singles and families alike due to its spacious floor plan. On the main floor you'll find a large bright kitchen with island, corner pantry and extended nook for large family gatherings. There's also a comfortable great room with a cantilevered stone fireplace and a flex room that can be used as a home office or dining room. Walk up to the second floor and you'll discover 9 foot ceilings complete with heightened doors and windows, a bonus room for your home theatre with a second storey balcony, plus three spacious bedrooms including a master bedroom complete with a spacious ensuite. Overall the Ellsworth Towne is bright and airy – the result of a thoughtfully designed floor plan and numerous well placed windows.

- 9ft upper floor complete with heightened windows and doors
- Stone fireplace in Great Room
- Bright kitchen with contemporary color palette
- Large bonus room with second floor balcony

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 *Ellsworth Towne* by Cardel is available from \$451,900. 2,034 square feet and detached garage included.

When n' where
■ THE showhome is located at 1 Elgin Meadows Green S.E. Showhomes are open Monday to Thursday 2 pm to 8 pm. Weekends and Holidays 12 noon to 5 pm. For further information please call Jon Mortier at 257-5716.

- FEATURES**
- Hardwood throughout main floor

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

AA681844

HIGHEST LEVEL OF THE YEAR IN JUNE



Photos, Calgary Herald Archive

The average price declined \$6,000 in June, while the number of listings dropped to 6,543.

Calgary resale market seen as turning corner

MARTY HOPE
CALGARY HERALD

June may have provided the first tentative signs of positive change for single-family resale homes in Calgary this year, says an industry official.

Sales through the Calgary Real Estate Board's MLS system reached their highest point of the year last month when 1,439 detached homes changed hands. At the same time, the number of listings dropped to 6,543 from the year's high of 7,099 in May, and the average price dropped in June by nearly \$6,000 from the previous month to \$473,774 — the lowest it's been since February.

"I think we may be seeing the first signs of change," says board president Ed Jensen. "On the supply side, we may have seen the first indications that the market may have turned the corner."

Part of the decline in average price could be due to price adjustments made by some sellers, he says.

A final sign that changes may be afoot is in the new listings category. The number of new "for sale" signs hammered into lawns last month totalled 2,787, a decrease of more than 600 from May.

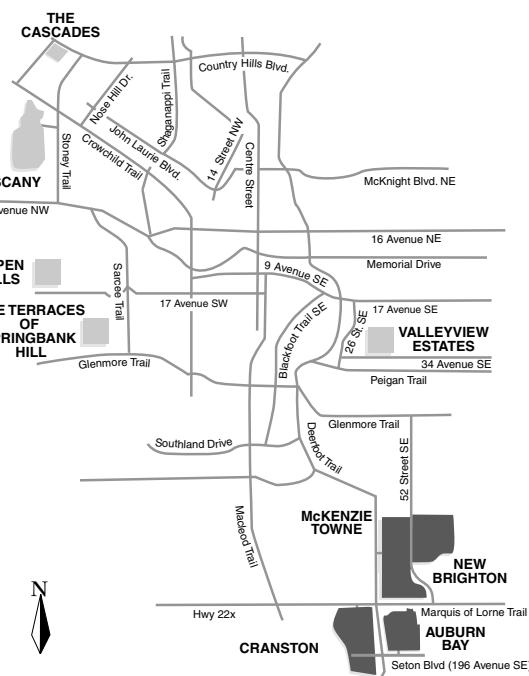
"The inventory could normalize very



Ed Jensen of the Calgary Real Estate Board.

quickly," says Jensen. "There are several double listings out there — people who have listed both their existing home and their new home — and if one sells, they would pull the other one off the market."

On the multi-family side, sales, inventory and new listings were all down in June compared to May, but the average selling price was up less than \$4,000.



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A community is more than just where you live. It's where you thrive. That's why we carefully plan and develop our communities to include more recreational space. You'll find everything from parks and playgrounds to residents' clubs and quaint shopping areas. We also go to great lengths to preserve the natural beauty of our lands. Not to mention, our builders are some of the best in the business. So if you're looking for a new home, visit a Carma community today!



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www.newbrighton-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Charming English Country architecture and the convenience of a contemporary community. There's a vast central park, with a beautiful pond, and a private residents' club devoted to family recreation.



www.mckenzie-towne-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

An exceptionally people-friendly neighbourhood. Tree-lined boulevards. Classic homes with garages in the back, porches out front. Bustling High Street shops and a central Towne Hall community building.



www.cranston-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

A recreational haven, perched on a ridge above the Bow River. Inspiring views of the mountains, downtown Calgary, and the river valley below. Direct access to Fish Creek Park.



www.auburnbay-community.com

Showhomes open:
2-8 PM MON. - THURS.,
NOON-5 PM WEEKENDS AND HOLIDAYS

Imagine living in cottage country, right here in Calgary. Welcome to Auburn Bay, a four-season lake community in south Calgary. If your family has always dreamed of owning a home in a lake community, this is your opportunity.