



## Calgary, Alberta, Canada

1537 14 Ave SW, Calgary, AB T3C 0W4, Canada

PROPERTY TYPE	LAYOUT
<b>Multi-Family Rentals</b>	<b>1 Bed</b>
NEIGHBORHOOD	POPULATION
<b>Southwest Calgary</b>	<b>3364</b>
MEDIAN AREA INCOME	LISTINGS ANALYZED
<b>\$72987</b>	<b>180 comparables</b>

### RECOMMENDED RENT

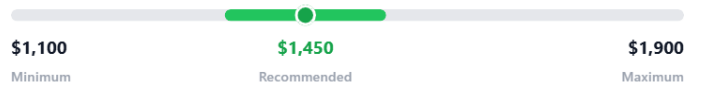
ESTIMATED MONTHLY RENT

**\$1450**/month

COMPARABLE MEDIAN

\$1485.0 /mo

SUPPORTABLE RENT RANGE



### PROJECTED TRENDS AND NEIGHBORHOOD INSIGHTS

#### PROJECTED TRENDS (YoY)

RENTAL GROWTH  
**+3.3%**

CAPITAL APPRECIATION  
**+6%**

**Forward-looking.** Use to stress-test pricing and returns against expected market momentum.

#### NEIGHBORHOOD INSIGHTS

SAFETY INDEX  
**7/10**

VACANCY RATE  
**5%**

DAYS TO LEASE  
**7 days**

**Lease speed:** Faster • **Demand:** Strong - This property is expected to lease faster than the market average, indicating strong demand in the selected area.

### COMPARABLE RENTALS

A total of 180 comparable 1 Bed properties were found near 1537 14 Ave SW, Calgary, AB T3C 0W4, Canada, Calgary, Alberta, Canada.

**Median \$1485.0 /mo**

Property	Address	Distance	Beds	Rent
1 Dorsett Square	1339 15 Ave. SW, Calgary, Beltline, T3C 3V3	0.5 km	1 Bed	\$1399

Property	Address	Distance	Beds	Rent
<b>2</b> The Arch	1115 9 St. SW, Calgary, Beltline, T2R 1C4	1.0 km	1 Bed	<b>\$1669</b>
<b>3</b> District Apartments	825 8 Av SW, Calgary, AB T2P 2T3	1.5 km	1 Bed	<b>\$1450</b>
<b>4</b> Fourth Street Lofts (4SL)	510 15 Av SW, Calgary, AB T2R 1S7	1.8 km	1 Bed	<b>\$1600</b>
<b>5</b> The Underwood	202 14 Ave SW, Calgary, AB T2E 1E1	2.0 km	1 Bed	<b>\$1675</b>
<b>6</b> Calgary House in TELUS Sky	655 Centre St S, Calgary, AB T2G 1S6	2.3 km	1 Bed	<b>\$1900</b>
<b>7</b> BLVD Beltline	1229 Macleod Trl SE, Calgary, AB T2G 2K4	2.5 km	1 Bed	<b>\$1800</b>
<b>8</b> Brio	50 Brentwood Common NW, Calgary, Brentwood, T2L 2M4	5.0 km	1 Bed	<b>\$1699</b>
<b>9</b> Varsity Place Apartments	3607 49 St. NW, Calgary, Varsity, T3A 2H3	6.0 km	1 Bed	<b>\$1489</b>
<b>10</b> Travois Apartments	6434 Travois Pl. NW, Calgary, Thorncliffe - Calgary, T2K 3T2	7.0 km	1 Bed	<b>\$1349</b>
<b>11</b> Premier Place	1122 15th Ave SW, Calgary, AB T2R 1K5	0.66 km	1 Bed	<b>\$1615</b>
<b>12</b> 1909 on 12th	1909 12th St SW, Calgary, AB T2T 3N3	0.57 km	1 Bed	<b>\$1600</b>
<b>13</b> Centennial House	930 15th Ave SW, Calgary, AB T2R 0S4	0.97 km	1 Bed	<b>\$1455</b>
<b>14</b> Camelot Suites	1304 11 St SW, Calgary, AB T2R 1G6	0.58 km	1 Bed	<b>\$1485</b>
<b>15</b> Premier Place	1122 15th Ave SW, Calgary, AB T2R 1K5	0.66 km	1 Bed	<b>\$1830</b>
<b>16</b> The Metropolitan	1235 11th Ave SW, Calgary, AB T3C 0M4	0.53 km	1 Bed	<b>\$1660</b>
<b>17</b> Centennial House	930 15th Ave SW, Calgary, AB T2R 0S4	0.97 km	1 Bed	<b>\$1455</b>
<b>18</b> Camelot Suites	1304 11 St SW, Calgary, AB T2R 1G6	0.58 km	1 Bed	<b>\$1485</b>
<b>19</b> Cube	1177 11th Ave SW, Calgary, AB T2R 1K9	0.65 km	1 Bed	<b>\$1892</b>
<b>20</b> 1726 on 11th	1726 11 St SW, Calgary, AB T2T 3L6	0.62 km	1 Bed	<b>\$1349</b>
<b>21</b> Chelsea Estates	1310 14 Ave SW, Calgary, AB T3C 3S3	0.31 km	1 Bed	<b>\$1515</b>
<b>22</b> 2501 Apartments	2501 15th St SW, Calgary, AB T2T 3Z6	0.91 km	1 Bed	<b>\$1499</b>
<b>23</b> Peyto Apartments	1028 13th Ave SW, Calgary, AB T2R 1A9	0.8 km	1 Bed	<b>\$1724</b>

Property	Address	Distance	Beds	Rent
<b>24</b> The Winston	1008 14th Ave SW, Calgary, AB T2R 0N7	0.86 km	1 Bed	<b>\$1724</b>
<b>25</b> Loftus Manor	2309 17th St SW, Calgary, AB T2T 4S8	0.79 km	1 Bed	<b>\$1399</b>
<b>26</b> Bankview Hill Apartments	2210 17B St SW, Calgary, AB T2T 4S8	0.71 km	1 Bed	<b>\$1625</b>
<b>27</b> Bankview Place	1715 24th Ave SW, Calgary, AB T2T 5R3	0.93 km	1 Bed	<b>\$1575</b>
<b>28</b> Amherst Apartments	1826 17th St SW, Calgary, AB T2T 4M2	0.49 km	1 Bed	<b>\$1472</b>
<b>29</b> Mount Royal on 14th Apartments	1838 14th St SW, Calgary, AB T2T 3S9	0.46 km	1 Bed	<b>\$1475</b>
<b>30</b> Yarmouth Apartments	2109 17th St SW, Calgary, AB T2T 4M5	0.58 km	1 Bed	<b>\$1499</b>
<b>31</b> Matt Manor	2417 14A St SW, Calgary, AB T2T 0Y1	0.87 km	1 Bed	<b>\$1550</b>
<b>32</b> Camelot Suites	1304 11th St SW, Calgary, AB T2R 1A9	0.58 km	1 Bed	<b>\$1485</b>
<b>33</b> Sunview Manor	2121 17th St SW, Calgary, AB T2T 4M5	0.61 km	1 Bed	<b>\$1350</b>
<b>34</b> Cameron Manor	1015 Cameron Ave SW, Calgary, AB T2T 0K2	0.93 km	1 Bed	<b>\$1474</b>
<b>35</b> Miramichi Apartments	2131 17th St SW, Calgary, AB T2T 4M5	0.63 km	1 Bed	<b>\$1411</b>
<b>36</b> Westview Terrace	1611 23rd Ave SW, Calgary, AB T2T 0V1	0.8 km	1 Bed	<b>\$1399</b>
<b>37</b> The Skyline in Bankview	2216 17B St SW, Calgary, AB T2T 4S8	0.74 km	1 Bed	<b>\$1575</b>
<b>38</b> Belmont House	1228 13 Av SW, Calgary, AB T3C 0T1	0.45 km	1 Bed	<b>\$1574</b>
<b>39</b> Sunalta Place	1512 15th Ave SW, Calgary, AB T3C 0X9	0.12 km	1 Bed	<b>\$1444</b>
<b>40</b> Fifteen15	1515 12th St SW, Calgary, AB T3C 1A1	0.39 km	1 Bed	<b>\$1640</b>
<b>41</b> Morros Manor	1520 SW 12th Ave, Calgary, AB T3C 0P9	0.27 km	1 Bed	<b>\$1425</b>
<b>42</b> Bankview Vista	1816 16A St SW, Calgary, AB T2T 4E2	0.39 km	1 Bed	<b>\$1549</b>
<b>43</b> 1612 Apartments	1612 24th Ave SW, Calgary, AB T2T 0Y2	0.85 km	1 Bed	<b>\$1375</b>
<b>44</b> Garrison Apartments	1309 Cameron Ave SW, Calgary, AB T2T 0L2	0.55 km	1 Bed	<b>\$1449</b>
<b>45</b> Royal View Apartments	1320 16th Ave SW, Calgary, AB T3C 1A1	0.32 km	1 Bed	<b>\$1540</b>

Property	Address	Distance	Beds	Rent
<b>46 Aldrin House</b>	915 13th Ave SW, Calgary, AB T2R 0L3	1.0 km	1 Bed	<b>\$1490</b>
<b>47 Sunalta 19</b>	1929 11th Ave SW, Calgary, AB T3C 0N9	0.74 km	1 Bed	<b>\$1475</b>
<b>48 West 17</b>	1805 17th St SW, Calgary, AB T2T 4M3	0.47 km	1 Bed	<b>\$1399</b>
<b>49 The Metropolitan</b>	1235 11th Ave SW, Calgary, AB T3C 0M4	0.53 km	1 Bed	<b>\$1660</b>
<b>50 Centennial House</b>	930 15th Ave SW, Calgary, AB T2R 0S4	0.96 km	1 Bed	<b>\$1735</b>
<b>51 Mainstreet Beltline Apartments</b>	1231 15th Ave SW, Calgary, AB T3C 0X5	0.43 km	1 Bed	<b>\$1499</b>
<b>52 Mount Royal on 14th Apartments</b>	1838 14th St SW, Calgary, AB T2T 3S9	0.46 km	1 Bed	<b>\$1450</b>
<b>53 1711 Mount Royal Apartments</b>	1711 10 St SW, Calgary, AB T2T 3E9	0.73 km	1 Bed	<b>\$1415</b>
<b>54 Bankview Place</b>	1715 24th Ave SW, Calgary, AB T2T 5R3	0.93 km	1 Bed	<b>\$1476</b>
<b>55 Premier Place</b>	1122 15th Ave SW, Calgary, AB T2R 1K5	0.66 km	1 Bed	<b>\$1670</b>
<b>56 Beltline Apartments off 17th</b>	1135 15th Ave SW, Calgary, AB T2R 0S8	0.6 km	1 Bed	<b>\$1300</b>
<b>57 1909</b>	1909 12th St SW, Calgary, AB T2T 3N3	0.56 km	1 Bed	<b>\$1275</b>
<b>58 2502 16A St SW</b>	2502 16A St SW, Calgary, AB T2T 4K5	0.9 km	1 Bed	<b>\$1900</b>
<b>59 1702 17 Av SW</b>	1702 17 Av SW, Calgary, AB T2T 0E7	0.36 km	1 Bed	<b>\$1799</b>
<b>60 1235 11 Av SW Unit 424</b>	1235 11 Av SW Unit 424, Calgary, AB T3C 0M5	0.53 km	1 Bed	<b>\$1850</b>
<b>61 Aura Towers</b>	1112 9th St SW, Calgary, AB T2P 1M1	0.97 km	1 Bed	<b>\$1895</b>
<b>62 1017-1011 11 Ave SW</b>	1017-1011 11 Ave SW, Calgary, AB T2R 0G1	0.89 km	1 Bed	<b>\$1695</b>
<b>63 310-312 12 Ave SW Unit 1306</b>	310-312 12 Ave SW Unit 1306, Calgary, AB T2R 1B5	0.44 km	1 Bed	<b>\$1600</b>
<b>64 1304 11 St SW</b>	1304 11 St SW, Calgary, AB T2R 1G6	0.58 km	1 Bed	<b>\$1470</b>
<b>65 901-910 10 Ave SW</b>	901-910 10 Ave SW Unit 1407, Calgary, AB T2R 0B5	0.49 km	1 Bed	<b>\$2050</b>

Property	Address	Distance	Beds	Rent
<b>66</b> 901-910 10 Ave SW Unit 1407	901-910 10 Ave SW Unit 1407, Calgary, AB T2R 0B5	0.49 km	1 Bed	<b>\$2050</b>
<b>67</b> 310-312 12 Ave SW	310-312 12 Ave SW Unit 1306, Calgary, AB T2R 1B5	0.44 km	1 Bed	<b>\$1575</b>
<b>68</b> 1726 on 11th	1726 11 St SW, Calgary, AB T2T 3L6	0.62 km	1 Bed	<b>\$1250</b>
<b>69</b> Cube	1177 11th Ave SW, Calgary, AB T2R 1K9	0.66 km	1 Bed	<b>\$1982</b>
<b>70</b> Dartmouth Apartments	2124 15 St SW, Calgary, AB T2T 3Y8	0.51 km	1 Bed	<b>\$1499</b>
<b>71</b> Donna Place	2416 14A St SW, Calgary, AB T2T 3X3	0.88 km	1 Bed	<b>\$1551</b>
<b>72</b> Loftus Manor	2309 17th St SW, Calgary, AB T2T 4S8	0.79 km	1 Bed	<b>\$1501</b>
<b>73</b> 2501 Apartments	2501 15th St SW, Calgary, AB T2T 3Z6	0.91 km	1 Bed	<b>\$1400</b>
<b>74</b> Camelot Suites	1304 11th St SW, Calgary, AB T2R 1A9	0.58 km	1 Bed	<b>\$1470</b>
<b>75</b> Beltline on 14th	1224 14 Av SW, Calgary, AB T3C 0V9	0.44 km	1 Bed	<b>\$1525</b>
<b>76</b> North 17th Apartments	1608 16 St SW, Calgary, AB T3C 1G8	0.24 km	1 Bed	<b>\$1475</b>
<b>77</b> Bankview Hill Apartments	2210 17B St SW, Calgary, AB T2T 4S8	0.71 km	1 Bed	<b>\$1600</b>
<b>78</b> Belmont House	1228 13 Av SW, Calgary, AB T3C 0T1	0.45 km	1 Bed	<b>\$1524</b>
<b>79</b> Amherst Apartments	1826 17th St SW, Calgary, AB T2T 4M2	0.49 km	1 Bed	<b>\$1487</b>
<b>80</b> Dorchester Apartments	1433 21st Ave SW, Calgary, AB T2T 3T2	0.61 km	1 Bed	<b>\$1514</b>
<b>81</b> Garrison Apartments	1309 Cameron Ave SW, Calgary, AB T2T 0L2	0.55 km	1 Bed	<b>\$1499</b>
<b>82</b> Morros Manor	1520 SW 12th Ave, Calgary, AB T3C 0P9	0.27 km	1 Bed	<b>\$1475</b>
<b>83</b> Westview Terrace	1611 23rd Ave SW, Calgary, AB T2T 0V1	0.8 km	1 Bed	<b>\$1475</b>
<b>84</b> Sunalta 1624	1624 16th Ave, Calgary, AB T3C 1A1	0.19 km	1 Bed	<b>\$1375</b>
<b>85</b> Skygate Tower	1030 16th Ave SW, Calgary, AB T2R 1N1	0.78 km	1 Bed	<b>\$1709</b>
<b>86</b> Sunalta Place	1512 15th Ave SW, Calgary, AB T3C 0X9	0.12 km	1 Bed	<b>\$1394</b>
<b>87</b> Royal Park Plaza	1312 12th Ave SW, Calgary, AB T3C 3P8	0.45 km	1 Bed	<b>\$1499</b>

Property	Address	Distance	Beds	Rent
<b>88</b> Sharma Apartments	1209 14th Ave SW, Calgary, AB T3C 0W1	0.49 km	1 Bed	<b>\$1400</b>
<b>89</b> Aldrin House	915 13th Ave SW, Calgary, AB T2R 0L3	1.0 km	1 Bed	<b>\$1485</b>
<b>90</b> Yarmouth Apartments	2109 17th St SW, Calgary, AB T2T 4M5	0.58 km	1 Bed	<b>\$1499</b>
<b>91</b> Willmax Apartments	1212 13th Ave SW, Calgary, AB T3C 0T1	0.52 km	1 Bed	<b>\$1525</b>
<b>92</b> Peyto Apartments	1028 13th Ave SW, Calgary, AB T2R 1A9	0.8 km	1 Bed	<b>\$1549</b>
<b>93</b> The Skyline in Bankview	2216 17B St SW, Calgary, AB T2T 4S8	0.74 km	1 Bed	<b>\$1675</b>
<b>94</b> Sunview Manor	2121 17th St SW, Calgary, AB T2T 4M5	0.61 km	1 Bed	<b>\$1351</b>
<b>95</b> 1612 Apartments	1612 24th Ave SW, Calgary, AB T2T 0Y2	0.85 km	1 Bed	<b>\$1375</b>
<b>96</b> Miramichi Apartments	2131 17th St SW, Calgary, AB T2T 4M5	0.63 km	1 Bed	<b>\$1411</b>
<b>97</b> The Carrington	1017 11th Ave SW, Calgary, AB T2R 0G1	0.84 km	1 Bed	<b>\$1695</b>
<b>98</b> Matt Manor	2417 14A St SW, Calgary, AB T2T 0Y1	0.87 km	1 Bed	<b>\$1474</b>
<b>99</b> Mainstreet Place	1122 8th Ave SW, Calgary, AB T2P 1J2	0.95 km	1 Bed	<b>\$1450</b>
<b>100</b> Centre Pointe West	1313 13th Ave SW, Calgary, AB T3C 3S1	0.36 km	1 Bed	<b>\$1859</b>
<b>101</b> Royal View Apartments	1320 16th Ave SW, Calgary, AB T3C 1A1	0.32 km	1 Bed	<b>\$1795</b>
<b>102</b> Bankview Vista	1816 16A St SW, Calgary, AB T2T 4E2	0.39 km	1 Bed	<b>\$1574</b>
<b>103</b> Fifteen15	1515 12th St SW, Calgary, AB T3C 1A1	0.39 km	1 Bed	<b>\$1620</b>
<b>104</b> West Village Tower A	850 11 St SW, Calgary, AB T2P 1P6	0.85 km	1 Bed	<b>\$1948</b>
<b>105</b> The Metropolitan	1235 11th Ave SW, Calgary, AB T3C 0M4	0.53 km	1 Bed	<b>\$1600</b>
<b>106</b> Westview Terrace	1611 23rd Ave SW, Calgary, AB T2T 0V1	0.8 km	1 Bed	<b>\$1299</b>
<b>107</b> Mount Royal on 14th Apartments	1838 14th St SW, Calgary, AB T2T 3S9	0.46 km	1 Bed	<b>\$1299</b>
<b>108</b> 1612 Apartments	1612 24th Ave SW, Calgary, AB T2T 0Y2	0.85 km	1 Bed	<b>\$1199</b>
<b>109</b> Centennial House	930 15th Ave SW, Calgary, AB T2R 0S4	0.96 km	1 Bed	<b>\$1650</b>

Property	Address	Distance	Beds	Rent
<b>110</b> Bankview Place	1715 24th Ave SW, Calgary, AB T2T 5R3	0.93 km	1 Bed	<b>\$1299</b>
<b>111</b> 1702 17 Av SW	1702 17 Av SW, Calgary, AB T2T 0E7	0.36 km	1 Bed	<b>\$1699</b>
<b>112</b> 535-513 13 Ave SW	535-513 13 Ave SW Unit 01101, Calgary, AB T2R 0K5	0.73 km	1 Bed	<b>\$1475</b>
<b>113</b> Cube	1177 11th Ave SW, Calgary, AB T2R 1K9	0.66 km	1 Bed	<b>\$1619</b>
<b>114</b> Chelsea Estates	1310 14 Ave SW, Calgary, AB T3C 3S3	0.28 km	1 Bed	<b>\$1499</b>
<b>115</b> Dartmouth Apartments	2124 15 St SW, Calgary, AB T2T 3Y8	0.51 km	1 Bed	<b>\$1499</b>
<b>116</b> Bankview Hill Apartments	2210 17B St SW, Calgary, AB T2T 4S8	0.71 km	1 Bed	<b>\$1475</b>
<b>117</b> Royal View Apartments	1320 16th Ave SW, Calgary, AB T3C 1A1	0.32 km	1 Bed	<b>\$1510</b>
<b>118</b> Donna Place	2416 14A St SW, Calgary, AB T2T 3X3	0.88 km	1 Bed	<b>\$1299</b>
<b>119</b> Belmont House	1228 13 Av SW, Calgary, AB T3C 0T1	0.45 km	1 Bed	<b>\$1524</b>
<b>120</b> Garrison Apartments	1309 Cameron Ave SW, Calgary, AB T2T 0L2	0.55 km	1 Bed	<b>\$1424</b>
<b>121</b> Miramichi Apartments	2131 17th St SW, Calgary, AB T2T 4M5	0.63 km	1 Bed	<b>\$1411</b>
<b>122</b> Yarmouth Apartments	2109 17th St SW, Calgary, AB T2T 4M5	0.58 km	1 Bed	<b>\$1499</b>
<b>123</b> The Skyline in Bankview	2216 17B St SW, Calgary, AB T2T 4S8	0.74 km	1 Bed	<b>\$1775</b>
<b>124</b> Mount Royal Apartments	1720 10A St SW, Calgary, AB	0.71 km	1 Bed	<b>\$1350</b>
<b>125</b> Sharma Apartments	1209 14th Ave SW, Calgary, AB T3C 0W1	0.49 km	1 Bed	<b>\$1325</b>
<b>126</b> Mainstreet Place	1122 8th Ave SW, Calgary, AB T2P 1J2	0.95 km	1 Bed	<b>\$1325</b>
<b>127</b> Dorchester Apartments	1433 21st Ave SW, Calgary, AB T2T 3T2	0.61 km	1 Bed	<b>\$1514</b>
<b>128</b> Matt Manor	2417 14A St SW, Calgary, AB T2T 0Y1	0.87 km	1 Bed	<b>\$1425</b>
<b>129</b> Sunalta Place	1512 15th Ave SW, Calgary, AB T3C 0X9	0.12 km	1 Bed	<b>\$1394</b>
<b>130</b> Camelot Suites	1304 11th St SW, Calgary, AB T2R 1A9	0.58 km	1 Bed	<b>\$1489</b>
<b>131</b> Bankview Vista	1816 16A St SW, Calgary, AB T2T 4E2	0.39 km	1 Bed	<b>\$1499</b>

Property	Address	Distance	Beds	Rent
<b>132</b> North 17th Apartments	1608 16 St SW, Calgary, AB T3C 1G8	0.24 km	1 Bed	<b>\$1399</b>
<b>133</b> Peyto Apartments	1028 13th Ave SW, Calgary, AB T2R 1A9	0.8 km	1 Bed	<b>\$1549</b>
<b>134</b> 2501 Apartments	2501 15th St SW, Calgary, AB T2T 3Z6	0.91 km	1 Bed	<b>\$1299</b>
<b>135</b> Sunalta 1837 Apartments	1837 11th Ave SW, Calgary, AB T3C 0N7	0.6 km	1 Bed	<b>\$1400</b>
<b>136</b> Morros Manor	1520 SW 12th Ave, Calgary, AB T3C 0P9	0.27 km	1 Bed	<b>\$1399</b>
<b>137</b> Sunalta 1913	1913 11th Ave SW, Calgary, AB T3C 0N9	0.68 km	1 Bed	<b>\$1425</b>
<b>138</b> Willmax Apartments	1212 13th Ave SW, Calgary, AB T3C 0T1	0.52 km	1 Bed	<b>\$1400</b>
<b>139</b> Skygate Tower	1030 16th Ave SW, Calgary, AB T2R 1N1	0.77 km	1 Bed	<b>\$1549</b>
<b>140</b> Dorsett Square	1339 15th Ave SW, Calgary, AB T2T 0T7	0.23 km	1 Bed	<b>\$1449</b>
<b>141</b> Centre Pointe West	1313 13th Ave SW, Calgary, AB T3C 3S1	0.33 km	1 Bed	<b>\$1409</b>
<b>142</b> Sunview Manor	2121 17th St SW, Calgary, AB T2T 4M5	0.61 km	1 Bed	<b>\$1399</b>
<b>143</b> Beltline on 14th	1224 14 Av SW, Calgary, AB T3C 0V9	0.44 km	1 Bed	<b>\$1350</b>
<b>144</b> Sunalta 1624	1624 16th Ave, Calgary, AB T3C 1A1	0.19 km	1 Bed	<b>\$1399</b>
<b>145</b> Royal Park Plaza	1312 12th Ave SW, Calgary, AB T3C 3P8	0.45 km	1 Bed	<b>\$1389</b>
<b>146</b> Loftus Manor	2309 17th St SW, Calgary, AB T2T 4S8	0.79 km	1 Bed	<b>\$1299</b>
<b>147</b> 1711 Mount Royal Apartments	1711 10 St SW, Calgary, AB T2T 3E9	0.73 km	1 Bed	<b>\$1415</b>
<b>148</b> Amherst Apartments	1826 17th St SW, Calgary, AB T2T 4M2	0.49 km	1 Bed	<b>\$1199</b>
<b>149</b> Fifteen15	1515 12th St SW, Calgary, AB T3C 1A1	0.39 km	1 Bed	<b>\$1500</b>
<b>150</b> Mainstreet Beltline Apartments	1231 15th Ave SW, Calgary, AB T3C 0X5	0.43 km	1 Bed	<b>\$1350</b>
<b>151</b> Beltline Apartments off 17th	1135 15th Ave SW, Calgary, AB T2R 0S8	0.6 km	1 Bed	<b>\$1200</b>
<b>152</b> Skygate Tower	1030 16th Ave SW, Calgary, AB T2R 1N1	0.77 km	1 Bed	<b>\$1054</b>

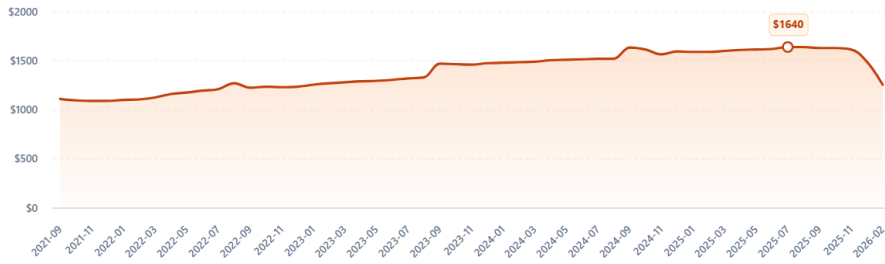
Property	Address	Distance	Beds	Rent
<b>153</b> Sunalta Heights	1538 10 Av SW, Calgary, AB T3C 3Y5	0.47 km	1 Bed	<b>\$1650</b>
<b>154</b> Bankview Place	1715 24th Ave SW, Calgary, AB T2T 5R3	0.93 km	1 Bed	<b>\$1250</b>
<b>155</b> Sunalta 19	1929 11th Ave SW, Calgary, AB T3C 0N9	0.74 km	1 Bed	<b>\$1299</b>
<b>156</b> Westview Terrace	1611 23rd Ave SW, Calgary, AB T2T 0V1	0.8 km	1 Bed	<b>\$1199</b>
<b>157</b> 1909	1909 12th St SW, Calgary, AB T2T 3N3	0.56 km	1 Bed	<b>\$1249</b>
<b>158</b> 1017-1011 11 Ave SW	1017-1011 11 Ave SW, Calgary, AB T2R 0G1	0.89 km	1 Bed	<b>\$1705</b>
<b>159</b> 1304 11 St SW	1304 11 St SW, Calgary, AB T2R 1G6	0.58 km	1 Bed	<b>\$1535</b>
<b>160</b> Cube	1177 11th Ave SW, Calgary, AB T2R 1K9	0.66 km	1 Bed	<b>\$1618</b>
<b>161</b> Sunview Manor	2121 17th St SW, Calgary, AB T2T 4M5	0.61 km	1 Bed	<b>\$1299</b>
<b>162</b> Yarmouth Apartments	2109 17th St SW, Calgary, AB T2T 4M5	0.58 km	1 Bed	<b>\$1360</b>
<b>163</b> The Skyline in Bankview	2216 17B St SW, Calgary, AB T2T 4S8	0.74 km	1 Bed	<b>\$1499</b>
<b>164</b> Sunalta 1837 Apartments	1837 11th Ave SW, Calgary, AB T3C 0N7	0.6 km	1 Bed	<b>\$1299</b>
<b>165</b> Sharma Apartments	1209 14th Ave SW, Calgary, AB T3C 0W1	0.49 km	1 Bed	<b>\$1400</b>
<b>166</b> Morros Manor	1520 SW 12th Ave, Calgary, AB T3C 0P9	0.27 km	1 Bed	<b>\$1299</b>
<b>167</b> Sunalta 1913	1913 11th Ave SW, Calgary, AB T3C 0N9	0.68 km	1 Bed	<b>\$1325</b>
<b>168</b> Sunalta Place	1512 15th Ave SW, Calgary, AB T3C 0X9	0.12 km	1 Bed	<b>\$1394</b>
<b>169</b> Matt Manor	2417 14A St SW, Calgary, AB T2T 0Y1	0.87 km	1 Bed	<b>\$1350</b>
<b>170</b> Camelot Suites	1304 11th St SW, Calgary, AB T2R 1A9	0.58 km	1 Bed	<b>\$1535</b>
<b>171</b> North 17th Apartments	1608 16 St SW, Calgary, AB T3C 1G8	0.24 km	1 Bed	<b>\$1249</b>
<b>172</b> 2501 Apartments	2501 15th St SW, Calgary, AB T2T 3Z6	0.91 km	1 Bed	<b>\$1199</b>
<b>173</b> Mainstreet Place	1122 8th Ave SW, Calgary, AB T2P 1J2	0.95 km	1 Bed	<b>\$1249</b>
<b>174</b> The Carrington	1017 11th Ave SW, Calgary, AB T2R 0G1	0.84 km	1 Bed	<b>\$1705</b>

Property	Address	Distance	Beds	Rent
175 Royal Park Plaza	1312 12th Ave SW, Calgary, AB T3C 3P8	0.45 km	1 Bed	\$1349
176 Royal View Apartments	1320 16th Ave SW, Calgary, AB T3C 1A1	0.32 km	1 Bed	\$1490
177 Skygate Tower	1030 16th Ave SW, Calgary, AB T2R 1N1	0.77 km	1 Bed	\$1409
178 Fifteen15	1515 12th St SW, Calgary, AB T3C 1A1	0.39 km	1 Bed	\$1580
179 Mainstreet Beltline Apartments	1231 15th Ave SW, Calgary, AB T3C 0X5	0.43 km	1 Bed	\$1400
180 Beltline Apartments off 17th	1135 15th Ave SW, Calgary, AB T2R 0S8	0.6 km	1 Bed	\$1550



**MARKET TRAJECTORY**

### 1 Bed market rent



### AVERAGE RENT BY LAYOUT

Layout	Avg Rent
Studio	\$1,115
1 Bed	\$1,255
2 Bed	\$1,550
3 Bed	\$1,925

### PREVIOUS QUARTER VS CURRENT QUARTER



### PREVIOUS YEAR VS CURRENT YEAR



### NEARBY AMENITIES

#### Dining

52

- Trawler s seafood kitchen 0.2 km
- Ginger beef express 0.21 km
- Olea 0.24 km

#### Cafes

16

- Qamaria yemeni cafe 0.3 km
- Pizzeria gaga 0.49 km
- Tim hortons 0.54 km

#### Banks and ATM

7

- Scotiabank 0.38 km
- Bitcoin atm honeybadger 0.48 km
- Instacoin atm 0.5 km

#### Health

4

- Storwick & associates dermatol... 0.58 km
- Calgary co-op midtown pharmacy 0.69 km
- Rexall 0.81 km

#### Education

2

- Alberta ballet school 1.0 km
- Mc college 1.11 km

**Analyst commentary.** This 1 Bed unit is well-positioned in a vibrant area filled with retail, dining, and transit access. With a mid-range rent estimate of \$1450, the pricing reflects strong nearby competition. The amenity density supports tenant appeal, especially for singles and professionals.

## METHODOLOGY

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### Rent estimate

The recommended rent is derived from comparable listings, neighborhood income levels, and amenity density within the selected search radius. Supportable rent range reflects minimum and maximum values observed among similar units.

### Trends and insights

Projected trends and neighborhood insights combine market data with AI-assisted analysis to estimate rental growth, capital appreciation, safety, vacancy, and typical days to lease for comparable units.

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