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Real Estate (Mountain View)
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Realty *in*sights

Nov '09



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CALGARY, AB T3A0Y7

Doug & Roz – Your Real Estate Connection



For Sale

Extensively renovated top to bottom bare land condo. 4 bedrooms 4 baths. New hardwood floors on the main level with new carpets on the upper level. 6 min walk to the newest LRT station. \$409,900.



For Sale

3 Bedroom Condo Apartment!!! Well maintained unit overlooking the Bow River Valley. Bright and Open plan with a newer kitchen and update bath. Parquet flooring and new windows throughout. \$249,800



SOLD

We recently sold this lovely custom built estate home by Albi in Tuscany with a total of 5 bedrooms and just over 3500sq ft of living space for \$660,000.



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Real Estate (Mountain View)
Independently Owned and Operated





Dear Doug and Roz,

Seems like just yesterday we were celebrating the arrival of 2009 and now we're already making fresh plans for 2010.

For many, the holiday season is almost here - a time of celebration, of spirit, and of getting together with friends and family. For many, it's also a season filled with frantic shopping. No matter what we celebrate, it's a time of almost universal pause.

It's a great season to see homes decorated with twinkling lights. Add a few snow flakes and it's magical. And it's a wonderful time to reconnect with all those around us that matter so much.

While recounting the year's highlights, hot topics are sure to be the economy and the real estate market. When friends, family, and colleagues have questions, we always appreciate you recommending our services.

May the coming year be filled with happiness for you and those close to you.

Best wishes,

Doug & Roz


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Value = Knowledge + Experience = Advice

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Don't Miss Out! Renovation Tax Credit Ends Soon!

The Home Renovation Tax Credit (HRTC) ends Feb. 1st. There's still time to transform the kitchen, renovate the basement, update fixtures and give everything a fresh coat of paint.

What's it worth?

Whether you've undertaken a small or a giant renovation, the maximum amount that qualifies for calculating your tax credit is \$10,000. For the first \$1,000 spent, there's no credit. For expenses more than \$1,000 and less than \$10,000 families can take advantage of a 15% credit. Which means that on a \$10,000 expense there's a credit of \$1,350 (\$9,000 x 15%).

What's eligible?

In general, renovations or alterations including the cost of labour and professional services, building materials, fixtures, equipment rental, and permits are eligible for the HRTC. Unless the government steps in to extend this economy-boosting program, qualified items bought between Jan. 27, 2009 and Feb. 1st, 2010 are eligible, even if they are installed after the end date. For services, only work that is done before Feb. 1st is eligible for the HRTC.

The Canada Revenue Agency Website www.cra-arc.gc.ca/hrtc has the details.

If business or rental income is earned from part of the residence, only the amount for expenses incurred for personal-use areas can be claimed.

If you're thinking of paying friends or family members, without a GST/ HST number to do the work, chances are that portion of the expense won't qualify.

Keep all the receipts. And keep in mind that the government makes it your responsibility to know what expenses are eligible and what's not.

FYI INFO Tool rentals do qualify for the HRTC. Tools purchased do not qualify.

Up? Down? All Around?



*Central Bank Lending Rates As of November 19, 2009

Today, it seems many countries are aiming to keep their "dollar" low and that should keep their interest rates low as well. Higher rates will attract foreign investment and there goes the "dollar" – up!

No doubt, Canadian interest rates will rise sometime in the future in response to a stronger economy and inflation.

"Even the experts can't agree" ... that seems to be the Interest Rate Story these days. A few weeks ago, when our dollar was nearing par with the US greenback, some were betting that Canadian interest rates would also rise. Some lenders even upped the cost of borrowing for mortgages – they've since quietly pulled rates back down a bit.

Used to be having a strong dollar was a "status symbol" on the world stage, but these days, the reality is low dollar = stronger exports. And exports = growth. Bank of Canada Governor Mark Carney continues to stand by his policy of low rates as he concentrates on keeping the Canadian dollar below the US dollar.

Window Well Covers – Light and Protective

Available at most hardware stores, window well covers are your basement's first line of defense against:

- Debris
- Burglary
- Winter wind
- Rodents
- Rain and snow
- People and pets accidentally falling into the well

Basement window well covers are made of different types of plastic, all designed to let in the light and keep everything else out. The most common covers are made of acrylic plastic. They're inexpensive but deteriorate after a few years of sun and weather exposure.

So if you already have one in place, check to see how it's holding up before the snow piles up.

It's an inexpensive investment.

Reminder - Check Your CO Detector

With cooler weather here, we're sealing our homes to keep the heat in and the cold out. With less fresh air coming in, it's the time to test the operation of your CO detectors. And if it's older than 5 years, replace it. Read the instructions carefully as manufacturers may have installation instructions specifically for each type of CO detector.

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Sweet!



Finding the perfect home is a joy, no matter what the time of year. If new year's plans include a move, let us serve-up some real estate opportunities you can really sink your teeth into.