



The Elan by Hopewell Residential is one of six new move-up models being unveiled in Mahogany on Saturday.

# LONG-TERM VALUE SHINES IN MAHOGANY RELEASE

Three builders to unveil front-drive models in showcase event for move-up homes

JOSH SKAPIN

Another end of the wide selection of home styles offered in Mahogany is now on display. After unveiling 10 laned single-family show homes last week, the lake master-planned community in southeast Calgary has introduced a new lineup dedicated to its move-up segment. Starting today at noon, Jayman Built, Excel Homes, and Hopewell Residential will unveil two front-drive models each on Masters Ave. S.E. An event to celebrate the new show homes will include a food truck, family-friendly activities, and a visit from members of the Calgary Flames alumni.

Move-up homes in the latest phase of Mahogany start from the mid-\$500,000s, including the lot and tax. “Our new phase release is an exciting one because we’re offering fantastic lots with south and west exposure, pie lots and green space-oriented lots — all walking distance to Mahogany’s main beach,” says Nicole McLaws, manager for Hopewell, which is also the developer of the community. Mahogany features 26-hectare Mahogany Lake, the largest freshwater lake within Calgary limits. “This is truly an opportunity like no other,” says McLaws. “This new

show home parade offers functional floor plans by Calgary’s favourite new homebuilders. Hopewell, Excel and Jayman are award-winning buildings that offer thoughtful designs, upscale finishings and competitive prices. “Each home will offer a one-of-a-kind look, but one thing all of the homes have in common is their dedicated focus on long-term value, comfort and function,” she adds. Jayman’s show homes are the 2,404-square-foot Emerge 26-4 and the 2,300-square-foot Allure. The Emerge has four bedrooms and 3.5 bathrooms, and the Al-

lure has three bedrooms and 2.5 bathrooms. From Excel, it’s the four-bedroom Kingston at 2,404 square feet and the three-bedroom Campbell at 2,012 square feet. Hopewell’s show homes are the 2,491-square-foot Elan, which has four bedrooms and 2.5 bathrooms, and the Riley at 2,310 square feet with three bedrooms and 2.5 bathrooms. Mahogany’s amenities include 30 hectares of scenic wetlands, 22 km of pathways, a 22,000-square foot Beach Club, and a commercial development anchored by a Sobeys grocery store that opened earlier this year. Show homes in the community are open 2 to 8 p.m. Monday through Thursday, and noon to 5 p.m. on weekends and holidays.



The latest release of homes offer walking distance to Mahogany Lake.

# New single-family home construction continues growth

JOSH SKAPIN

New construction of single-family homes in August marked the seventh consecutive month where activity in the Calgary area outpaced the same time a year ago. Builders broke ground on 388 single-family homes in the Calgary census metropolitan area last month, passing August 2016 by 15 per cent, says Canada Mortgage and Housing Corp.

The census metropolitan area also counts work in neighbouring cities and towns such as Airdrie, Cochrane and Chestermere. “In the first part of the year, we saw more of an upward trend for single detached construction and then in the past couple of months the pace of activity has started to stabilize,” says Richard Cho, CMHC’s principal of market analysis.

“Part of what we saw at the beginning of the year was that the economy was improving, but I think we also saw some pent-up demand, as well,” he adds. “Although 2015 and 2016 had been tough for many people, there were also (people) who were in the position to buy but were waiting for some more positive signs. “In 2017, we started to see more position growth, positive indicators that pushed people off the fence and got them into the market. Now, I think activity is starting to move more closely in line with economic and demographic fundamentals.”

Between Jan. 1 and the end of August, there were construction starts on 2,834 single-family homes, up from 2,124 during the same period in 2016. “What’s been a bit of a surprise is that we’re currently trending higher than what (CMHC) was forecasting,” adds Cho. “So the year has been turning out a bit better than what we were expecting.”

CMHC’s initial forecast had between 3,400 and 3,600 single-family homes breaking ground by the end of 2017.

Last month alone, northwest Calgary was again the busiest area in the city. CMHC says August was the seventh straight month that the quadrant led the way in construction starts. With shovels turned for 103 single-family homes last month, it more than doubled the second most active area — northeast Calgary — with 43 homes taking root.

The only other ends of the city with double-digit figures for starts last month were Calgary’s southeast and southwest quadrants, and the Fish Creek area with 43, 41, and 37, respectively. The output in Airdrie and Cochrane was similar in August to what these centres recorded a year earlier, says CMHC. Ground broke for 46 single-family homes in Airdrie last month after there were 47 starts a year ago. For Cochrane, starts eased to 20 from 21.

Northwest Calgary also led all ends of the city in single-family homes under construction with 676, completed single-family homes with 100, and absorbed single-family homes with 91.

The quadrant’s inventory led the way, as well. It offered 128 constructed but unabsorbed single-family homes, the highest tally of any end of Calgary last month.

Overall, inventory of new single-family homes in the Calgary area jumped to 434 from 341 year over year.

Beyond northwest Calgary, the other areas with double-digit inventory in August included northeast Calgary with 69, 41 in the southeast, 34 in Fish Creek, and 19 in the southwest.

The average price on built and absorbed single-family homes last month was \$732,224, down from \$767,308 a year earlier.

The most expensive area to buy an immediate possession single-family home last month was southwest Calgary where the average was \$1,521,834. For the lowest price, house hunters turned to northeast Calgary where the average was \$529,474.



Construction of single-family homes is outpacing the initial forecast by Canada Mortgage and Housing Corp. for 2017. POSTMEDIA NEWS

## BY THE numbers

### Mortgage payment calculation chart

Monthly investment in a mortgage per \$1,000

%		25 YEAR		15 YEAR
3.5	=	5.01	=	7.15
4.0	=	5.28	=	7.40
4.5	=	5.56	=	7.65
5.0	=	5.85	=	7.91
5.5	=	6.11	=	8.14
6.0	=	6.40	=	8.40
6.5	=	6.70	=	8.67
7.0	=	7.01	=	8.94
7.5	=	7.32	=	9.21
8.0	=	7.64	=	9.49
8.5	=	7.96	=	9.77
9.0	=	8.28	=	10.05
9.5	=	8.62	=	10.33
10.0	=	8.95	=	10.62
10.0	=	9.29	=	10.92

For example:  
A \$100,000 mortgage over 25 years at 3.5% is \$5.01 x 100 = \$501 monthly payment

## Income, home price and down payment guide

This table gives you a very general idea of the maximum home price you can afford. These rough estimates take into account household income and down payment amount. They assume a mortgage interest rate of 3.5%, 30-year amortization, average tax and heating cost in Canada, and the mortgage for which an average Canadian might qualify, based on a 32% debt-service ratio.

NOTE: This table is presented for informational purposes only and may not apply to your situation; see your lending institution for accurate figures.

Household Income/yr	Down payment	Maximum home price	Down payment	Maximum home price
\$50,000	\$15,000	\$295,000	\$45,000	\$340,000
\$60,000	\$18,000	\$350,000	\$50,000	\$400,000
\$70,000	\$23,000	\$430,000	\$60,000	\$470,000
\$80,000	\$25,000	\$475,000	\$75,000	\$525,000
\$90,000	\$28,000	\$535,000	\$85,000	\$595,000
\$100,000	\$34,000	\$610,000	\$95,000	\$675,600
\$120,000	\$42,000	\$745,000	\$100,000	\$790,000
\$140,000	\$50,000	\$850,000	\$120,000	\$925,000
\$160,000	\$58,000	\$950,000	\$135,000	\$999,000
\$180,000	\$65,000	\$1 M	\$150,000	\$1.1 M
\$200,000	\$72,000	\$1.2 M	\$175,000	\$1.3 M

Figures are approximate, and rounded to the nearest \$100

## Mortgage rates

Effective Sept. 14, 2017. Rates expressed in per cent.

Variable Rate	6 mo. open	6 mo. closed	1 year open	1 year closed	2 year closed	3 year closed	4 year closed	5 year closed
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### Chartered banks

Bank of Montreal	c 3.200	6.950	4.200	6.950	3.090	3.190	3.590	4.090	4.840
Bank of Nova Scotia	c 3.200	6.450	4.750	6.500	3.490	3.090	3.390	3.890	4.840
Bridgewater Bank	-	-	-	-	-	-	-	-	-
CIBC Mortgages	c 3.200	6.950	3.140	6.350	2.990	2.940	3.540	4.190	4.890
Canadian Western Bank	c 2.500	6.390	3.700	6.080	2.440	2.240	2.380	2.540	2.640
Equitable Bank	-	6.300	-	6.300	3.140	3.190	3.650	4.540	4.790
HSBC Bank Canada	c 2.290	3.800	3.390	4.890	2.690	2.840	2.740	2.840	2.940
ICICI Bank Canada	c 3.050	-	-	-	2.640	2.640	2.640	3.190	3.290
Laurentian Bank	c 3.200	6.700	4.400	6.300	3.140	3.040	3.390	3.890	4.840
Manulife Bank	c 3.200	-	4.450	3.700	3.100	3.140	3.240	3.340	3.390
National Bank	c 2.950	6.700	4.400	6.700	3.140	3.040	3.390	3.890	4.840
President's Choice Financial	c 3.200	-	6.190	-	3.290	2.940	3.490	4.090	4.540
Royal Bank	c 3.200	7.000	3.140	7.000	3.140	3.190	3.800	4.540	4.790
Street Capital Bank	c 2.550	-	-	-	2.840	2.840	2.940	2.940	3.090
TD Canada Trust	c 3.350	-	3.140	4.000	3.040	2.840	3.440	3.890	4.940
Tangerine	c 2.900	-	-	-	3.290	2.790	2.890	2.990	3.090

### Trust Companies

Home Trust Company	-	-	-	-	3.140	3.040	3.650	4.390	4.640
Investors Grp Trust	c 3.050	6.500	4.200	6.300	3.040	2.890	3.390	3.890	4.840
Peace Hills Trust	-	-	4.500	-	3.150	3.500	3.750	3.850	3.950

### Other institutions

ATB Financial	c 2.750	4.100	4.100	4.100	2.990	2.840	2.940	3.040	3.140
First Calgary Financial	-	6.950	3.990	7.000	2.690	2.790	2.840	2.940	2.990
First National Financial	c 3.200	-	3.100	-	3.840	3.440	3.290	3.440	3.490
London Life	c 3.050	6.500	4.200	6.300	3.040	2.890	3.390	3.890	4.840
Servus Credit Union	-	-	-	-	-	-	-	-	-

Variable rates are open unless indicated by a 'c'

This table was prepared by CANNEX Financial Exchanges on Sept. 14, 2017. For current rates, please visit the CANNEX website at www.cannex.com. All rates are for informational purposes only, and should be confirmed by the company quoted.