# CALGARY'S REAL ESTATE OPPORTUNITIES

# There are Still Some Splendid Ranches in Alberta

## Bow River Ranch

A splendid ranching proposition. 2,110 acres near Morley, about one-half of which is good farming land, the balance first-class grazing land; splendid buildings, modern house worth $3,500, stables, corrals, chicken house, carriage house and other necessary buildings, 9 miles of fencing, 3 strands of wire, 7 miles from post office, 14 miles from a market town, daily mail delivery. Price **$12.00** per acre. Part cash, balance arranged.

This is a first-class ranching proposition for either cattle or horses, or would make a good sheep farm. There are a number of never-failing springs and spring creeks through the property, part of which have clumps of timber, which afford splendid shelter in the storms.

There is an undeveloped coal mine on the property and a splendid site for a water power proposition.

Besides the springs this property is well watered by the Bow and the Ghost rivers, the land forming a triangle near the junction of these two rivers.

This property should especially appeal to parties from the old country, as there are very few ranches to equal this in scenic beauty or abundant water and grass, supplied in all Alberta.

## 2400 Acres of Splendid Ranching Land

Located in township 15, range 29, W. 5th. There are a number of small houses, stables and cattle sheds on this ranch and the water supply is the best as there are any number of springs, which flow both summer and winter, of good sweet water.

There is an abundant growth of grass and some small clumps of brush, which affords good shelter to stock.

Post office and general store on property.

Price **$12** per acre. One-third cash, balance to arrange.

Section of land 5 miles east and south of Airdrie. All A1 steam plow proposition at **$19** per acre. One-quarter down, balance to arrange. All the land in this district is priced much above this. Exclusively listed with us.

## Ranch 2859 Acres

All in township 21, range 27, W. 4th M. All lying south of the Bow river.

The above ranch is situated on the south bank of the Bow river, and lies about twelve miles south of Langdon and fifteen miles east of De Winton. The survey of the Alberta Southern R. R. runs within four miles of this land.

This property is all well fenced and cross-fenced. Has two sets of ranch buildings. 200 acres broken.

Three-quarters of the land lies above the river bottom and almost all of it is tillable. Over twenty-one hundred can be steam ploughed. In the river bottom there is a considerable quantity of tillable land, part of which is under cultivation. On the outbanks there is quite a growth of spruce and poplar.

**The Government report** on this townhip is as follows--The land is all first-class, with a rich black clay loam soil. Undulating prairie except where broken by Bow river, in the valley of which there is a good supply of cottonwood timber with very fair spruce on the escapement of the southern banks. The water in the Bow is clear as crystal. The river flats are covered with a rich growth of grass. **C. F. Miles 1882.**

Price **$20** per acre. Terms, $12 per acre cash, balance spread over five years with interest at the rate of 6 per cent. per annum.

807 First St. E., Opposite Post Office, McDougall Block, Ground Floor, Phone 1760.

# William A. Lowry Company, Limited

WILLIAM A. LOWRY, Pres. and Gen'l Mgr.

807 First St. E., Opposite Post Office, McDougall Block, Ground Floor, Phone 1760.

## Acreage

Ten acres close to Reservoir, only **$300** per acre. Terms 1-3 cash, balance arranged.

## Prospect Park

On April 11th the price goes up $10 per lot. Present prices from **$40** per lot up. Terms, 1-4 cash, balance 4-8-12 months.

## GEDDES & SHEFFIELD

OWNERS

707A First St. East. Phone 1920

P. O. Box 1563. Phone 2240.
Farm Lands, Ranches, City and Suburban Property.
Rents Collected. Correspondence Invited.

## D. DUNNET

REAL ESTATE AGENT.

229a Eighth Avenue East. Calgary.

## Good Buys

(1). Fully modern two storey house on Fourth street east, $10,000.

(2). 6 lots on Fourth street east, $23,000.

(3). One and a half lots on 7th Avenue between First and Second streets east, $17,000.

(4). One and a half lots on 7th Avenue between Third and Fourth street east, $10,500.

(5). Two lots on Fifth avenue between Third and Fourth street east, **$3750.**

(6). Five lots in block 5, Upper Hillhurst, **$225** each.

(7). Lot and house on 9th Avenue east, opposite school, **$4,500.**

List your property with us for quick sale.

## FIRST STREET WEST

We are the owners and can deliver 30 feet by 100 feet opposite Underwood block, next to lane with spur track. Price.....**$12000**

$3,000 cash; $1500 in 3 months; $1500 in six months, balance 1 and 2 years. There is a lease on this property, but it can be cancelled.

OPEN EVENINGS

OVANS BROS. & CO.

2 ALBERTA BLOCK PHONE 222
OPPOSITE ALBERTA HOTEL

## EIGHTH AVENUE EAST

Two Lots in Block 55, facing South,

**$21,000.00. Terms**

## WESTMONT

Ten Lots in Block 19, facing South,

**$300.00 each. Terms**

## H. N. WHITE

109, Eighth Avenue West.

## FOR RENT

Fine stores, offices or rooms in the new block I have just completed on the corner of 9th Avenue and 8th Street east. Rooms and suites are unfurnished, but will furnish if so desired. Call in and get particulars and prices and let us show you through the block.

## FARM LANDS

For sale, personal property, listings or direct from the C.P.R. in their irrigation block, or outside of same. Thousands of acres to choose from.

## HILL DIVISION

Acres for sale at **$300** per acre. Car line to run very near this property this year. Don't miss these buys, as they are money makers. Have only a few left. Terms, half cash, balance 3 and 6 months.

## PINCHER CITY

Lots for sale here. This is a new town. Inquire for particulars and prices.

Your Listings for rent or sale are respectfully solicited.

## A. A. DICK

813 First Street East. Phone 1135.

## A FORTUNE HERE---

### For the Man Who is Quick

528 ACRES 528 ACRES

**$200.00 PER ACRE.** This is absolutely the very best and cheapest close in subdividing acreage on the market today. Only three miles from Calgary postoffice. This splendidly located property lies due north of the city, and is known as the "Hay Dairy Farm." Four hundred acres of this lies immediately to the north of La Grange, a road allowance only dividing the two properties. Lots in this subdivision are selling for $50.00 per 25 foot lot, and upwards. Building operations have already commenced and the owners are giving especial inducements to those who build good homes. This naturally insures good surroundings. The other 128 acres corners on the subdivision of North Balmoral, and consists of a beautiful meadow, every acre of which can be used. Large house and outbuildings are included in this price. Terms 1-3 cash, 1, 2 and 3 years. This property is bound to double in value. Opportunity offers its reward.

For Full Particulars See

## The Calgary Realty Co.,

EXCLUSIVE AGENTS. ROOM 2 LINEHAM BLOCK.

## EIGHTH AVE. EAST

Lots 13 and 14, block 57, plan A., with a house rented for $25 a month. For a few days only for **$20000.** Only **$5000** cash, balance arranged.

OVANS BROS. & CO.

2 Alberta Block. Phone 222. Opp. Alberta Hotel.

## A HIGHLY IMPROVED FARM

### 640 Acres East of the City of Calgary

320 acres ready for crop, all in excellent condition, large part of which is summer fallowed. New house worth $3500, also furniture worth $1000, goes with property. Good stable and granaries to hold ten thousand bushels. Whole section, all fenced and cross-fenced, without an acre of waste land. New railroad from Saskatoon entering Calgary passes near property, and likely to have station and elevators within half a mile. Good school and church within one mile. This land, properly handled, will yield $9000 worth of grain this year. Price **$38** an acre. Easy terms. For sale by

## G. S. Whitaker

REAL ESTATE AND INSURANCE. Phone 460. Alexander Corner.

## A BARGAIN

Good 3 roomed cottage on 2 full lots in block J Hillhurst, for only **$1250.** $500 cash.

### Good Buy in Mills

2 lots in block 1, **$1000** for the pair. 1-3 cash, bal. easy.

## O. G. DEVENISH & CO.

ARMSTRONG BLOCK. PHONE 494.

## VALLEYFIELD

### Why Buy Valleyfield?

### READ:---

The Grand Trunk Pacific and Canadian Northern Railways have their entrance through Valleyfield.

The Main Line of the Canadian Pacific Railway adjoins the property on the West.

The Canadian Pacific Industrial site adjoins the property on the south.

The Canadian Pacific Company are building their shops and making their yards immediately to the West of this property.

Valleyfield is, and will be, the Center of the Manufacturing Industries of this City.

The above are facts, but it is further stated that the Grand Trunk Pacific and Canadian Northern Railways will have their yards located on this property.

We have asked you a question, and if you read the above we think you cannot fail to see that we have answered it. It is needless to explain further. Your opportunity is here, and it only remains for you to grasp it. If you fail, it is your loss and our gain for the simple reason that on and after Monday, the 4th of April, the price will be raised to $100 per lot, so "Get Busy."

### Price and Terms for This Week Only:

$85.00 per lot in block; one-quarter cash, balance six, twelve and eighteen months.
$90.00 per lot, single or in pairs, and $100.00 for corners. Terms, one-third cash, and the balance in six and twelve months.

THIS IS YOUR LAST CHANCE TO GET IN ON THE OLD PRICES

## LANE & HANTON

233 Eighth Ave. E. Open Evenings Phones 1573-2203