

# Hello Neighbour

## MEET **KEN NGUYEN** YOUR LOCAL

### **PANORAMA HILLS** REAL ESTATE AGENT

Hello! I wanted to introduce myself in person. My name is Ken Nguyen and I am your local real estate expert and a local resident here in Panorama Hills.

I have been a licensed REALTOR® since 2017 and have proudly partnered with RE/MAX Real Estate (Mountain View) ever since. Before joining RE/MAX, I specialized in new home sales with Jayman Homes, one of Calgary's most reputable builders, where I gained valuable experience helping buyers and sellers navigate the market and the building process.

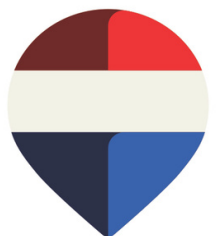
I was born and raised in Vancouver, British Columbia, and moved to Calgary in 2014, where I discovered my passion for real estate. From the very beginning, I've built my career on hard work, dedication, and a client-first approach. I believe in providing real value, building strong relationships, and producing results that matter.

Whether buying or selling, I take pride in guiding clients through every step of the process. Helping people achieve their real estate goals is both a responsibility and a privilege, and I truly enjoy the opportunity to meet and work with new clients every day.



THINKING ABOUT  
**SELLING?**

Call Ken for a FREE Market Evaluation!



# Recent Reviews



★★★★★  
**Kaelyn D.**

*We bought our first home together with Ken and he was FANTASTIC. I think we first started working with him in 2022? It took us a few years (and many life changes / milestones!) to find the right home, and he was with us every step of the way. I found Ken based on Google reviews, because we wanted to work with someone familiar with the areas we were looking in, and of course someone people like working with. He didn't disappoint and truly we can't imagine doing this without him. Ken made the entire process feel easy and we felt so supported during the (literal) years we worked with him. Never felt pressured - if anything, we appreciated how much he didn't pressure us to make a decision. He truly wanted us to find the right fit and we felt that!! Ken was a true partner in the process, crawling around to inspect the floors, check for water damage, looking in mechanical rooms, pointing out things we may need to consider or flag dealbreakers entirely. When it came time to work thru the purchase itself, he was there every single step of the way, always available and jumping in to help before we even knew what we needed. We can't recommend him highly enough and we're so so thankful we found him!*



★★★★★  
**Carly C.**

*Ken has been such a pleasure to work with. He has successfully helped us quickly sell 3 properties (house, townhouse and condo) within the last four years. The home sold for over asking, the condo was the top sale in the building and the townhome sold quickly in a tough market and at a difficult time of year. He was always patient, professional and willing to answer our questions and communicated updates in a timely manner. It was like he was part of our family!*



★★★★★  
**Sharmeen S.**

*Ken helped us selling one of our condo. He was excellent in communication. anything we need he was very quick to get it done! Selling condo was tough since we had a lot of competition, but he excellent in marketing and finally closing the deal. We will be working with him again for purchase of our next home. Highly recommend!*

CHECK OUT MORE  
REVIEWS ON GOOGLE!



# Market Update

## PANORAMA HILLS

Homes SOLD  
Last Month

13

Total Detached  
Homes on the Market

51

Average Days on  
Market

34

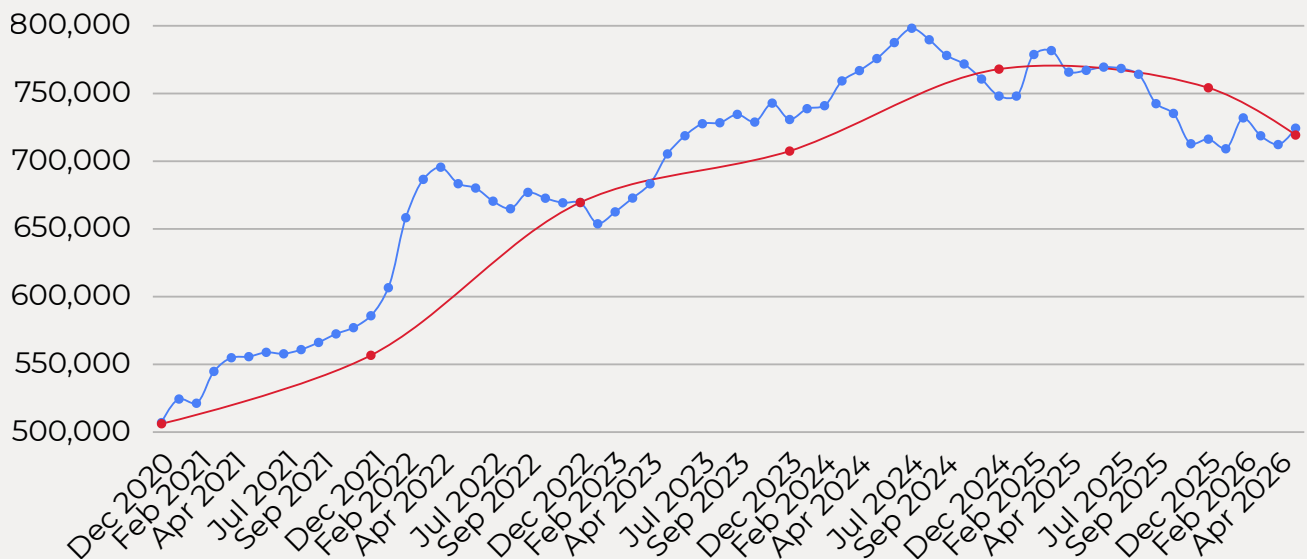
Average Months of  
Supply

3.4

## BENCHMARK PRICE

May 2026: \$724,400 ↓ -5.6% Y/Y

YTD Average 2026: \$719,340 ↓ -6.4% Y/Y



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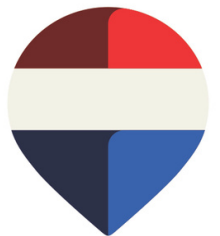
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THINKING ABOUT  
**BUYING A HOUSE?**

Call Ken for a FREE Buyer Consultation!



# Home Buying Process

## STEP BY STEP GUIDE TO OWNING A HOME

1

### Get Your Finances Ready

- Review your income, savings & debt
- Check your credit score
- Determine your budget & down payment



5

### Make an Offer

- Submit a competitive offer
- Negotiate terms and conditions
- Secure your dream home



2

### Get Pre-Approved

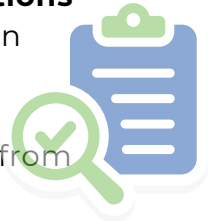
- Connect with a mortgage specialist to know exactly how much you can afford
- Lock in a potential rate



6

### Work on Your Conditions

- Property inspection
- Submit required documents
- Get final approval from your lender



3

### Partner with a Realtor

- Expert guidance through the entire process
- Access to listings & market insights
- Skilled negotiation on your behalf



7

### Close the Deal

- Meet with your lawyer
- Sign all paperwork
- Pay closing costs



4

### Start Your Home Search

- Explore homes that fit your lifestyle & budget
- Visit open houses and schedule showings with your agent
- Narrow down your must haves



8

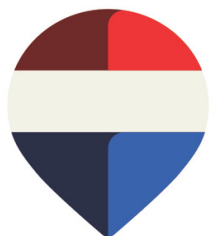
### Closing Day!

- Funds transfer to sellers lawyer
- Keys released



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# How Much Can You Afford?



Ready  
for you



## Let's talk

**John Vo**  
Mobile Mortgage Specialist  
Tel: 403-402-8388  
John.Vo@td.com



Scan here for more information