



Altus Group

Calgary Submarket Report

**Calgary Suburban
Submarket Report - Q4 2024**

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Sales - Q4 2024

High Rise

Mid Rise

Low Rise

Townhouse

Grand Total

77

63

183

323

Annual Sales

2019

2020

2021

2022

2023

2024

2,290

2,221

4,512

5,176

4,880

2,853

Current Supply

Property Type

Number of
Phases

Total Homes

Homes Sold

Homes Available

Unreleased
Homes

High Rise

Mid Rise

15

1,466

760

558

148

Low Rise

33

2,237

1,626

589

22

Townhouse

56

6,376

3,884

692

1,800

Grand Total

104

10,079

6,270

1,839

1,970

Calgary Suburban

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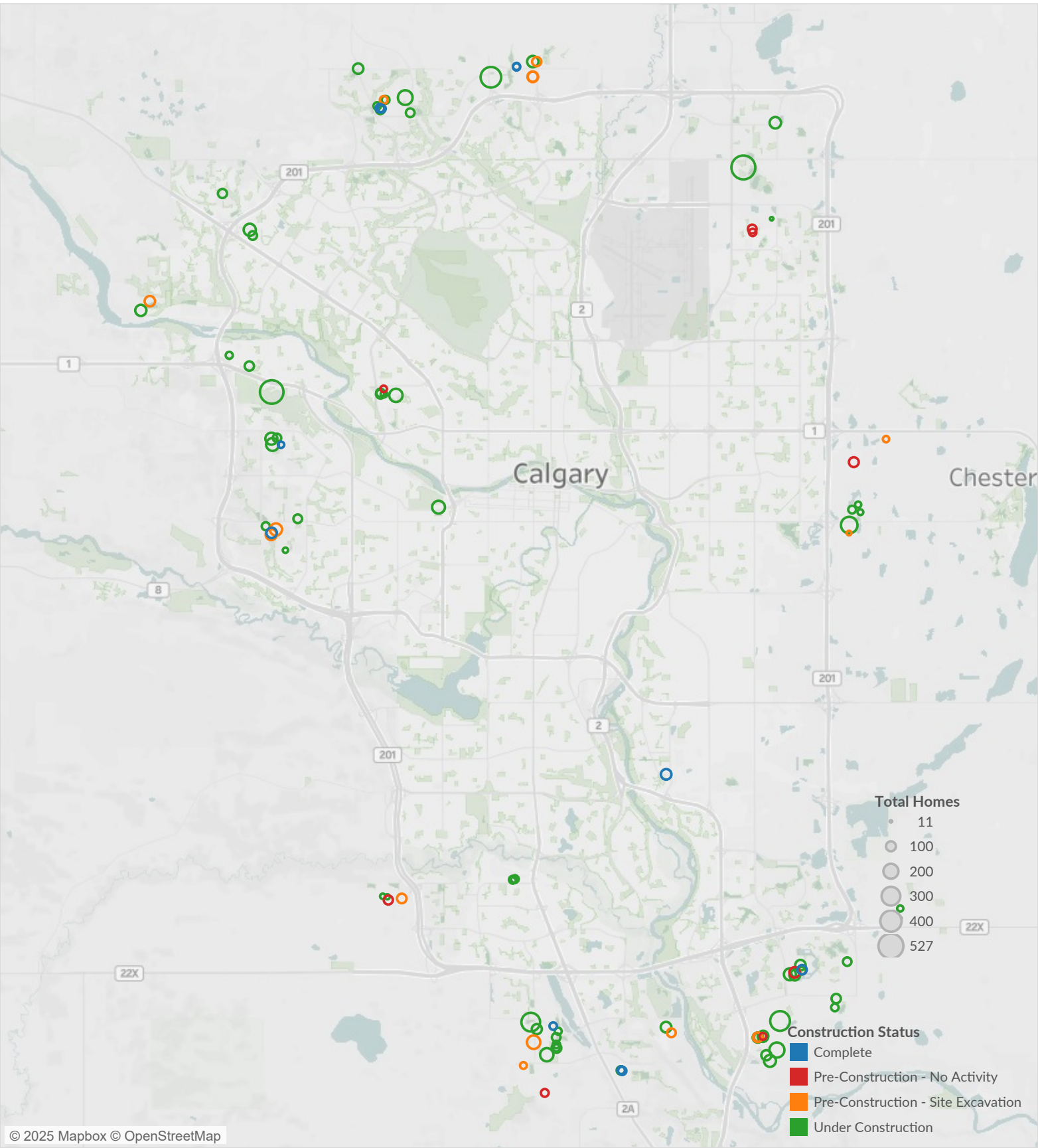
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise					
Mid Rise	\$520	\$640	\$567	615	1,124
Low Rise	\$429	\$560	\$441	659	1,197
Townhouse	\$370	\$434	\$345	1,316	1,639

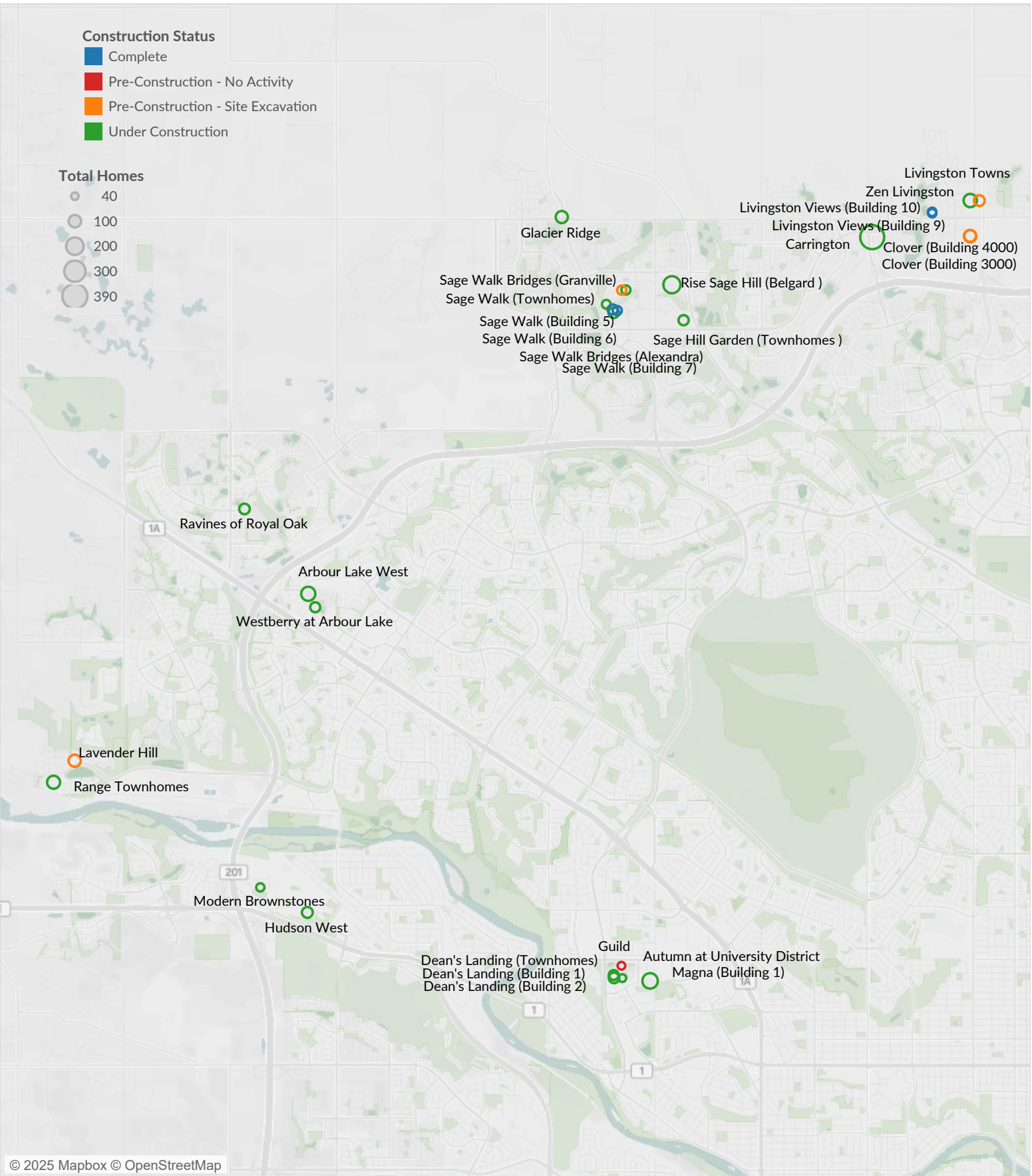
Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Cityscape - Urban Townhomes	Mattamy Homes	Townhouse	May 2013	\$248	520	527
Village at Trinity Hills	Metropia	Townhouse	October 2019	\$309	167	510
Carrington	Mattamy Homes	Townhouse	April 2018	\$257	303	390
Seton (Townhomes)	Rohit Communities	Townhouse	October 2017	\$231	354	357
Yorkville	Mattamy Homes	Townhouse	June 2018	\$241	277	322
East Hills Crossing (Townhomes)	Minto	Townhouse	November 2021	\$284	249	252
Seton Towns	JaymanBUILT	Townhouse	January 2021	\$274	149	209
Rise Sage Hill (Belgard)	Sage Property Developments Inc.	Townhouse	October 2021	\$236	64	198
Violette (Building B)	Truman Homes	Mid Rise	June 2024	\$487	77	166
Goodwin	Anthem Properties	Townhouse	September 2019	\$242	128	163

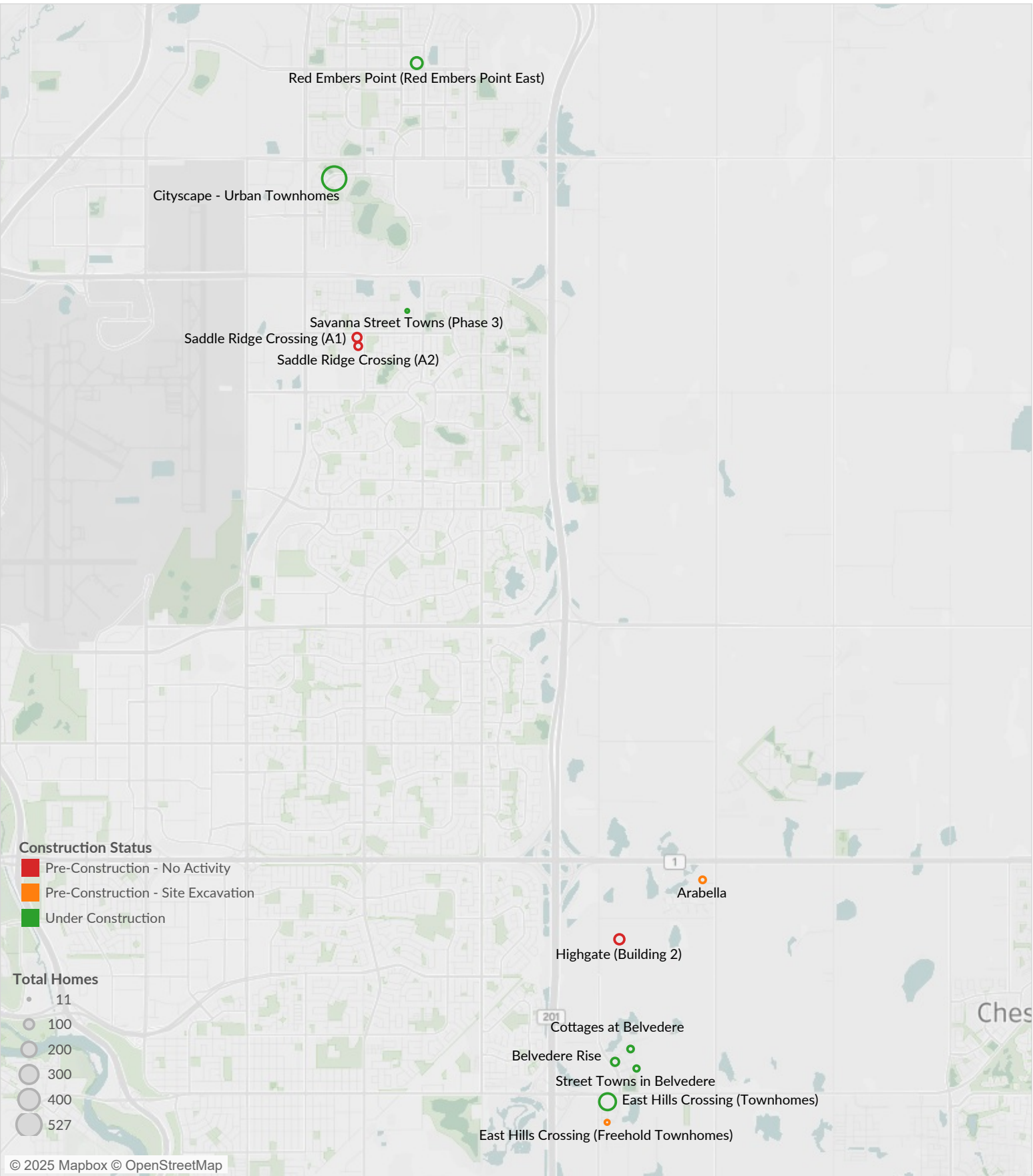
Current Active Phases



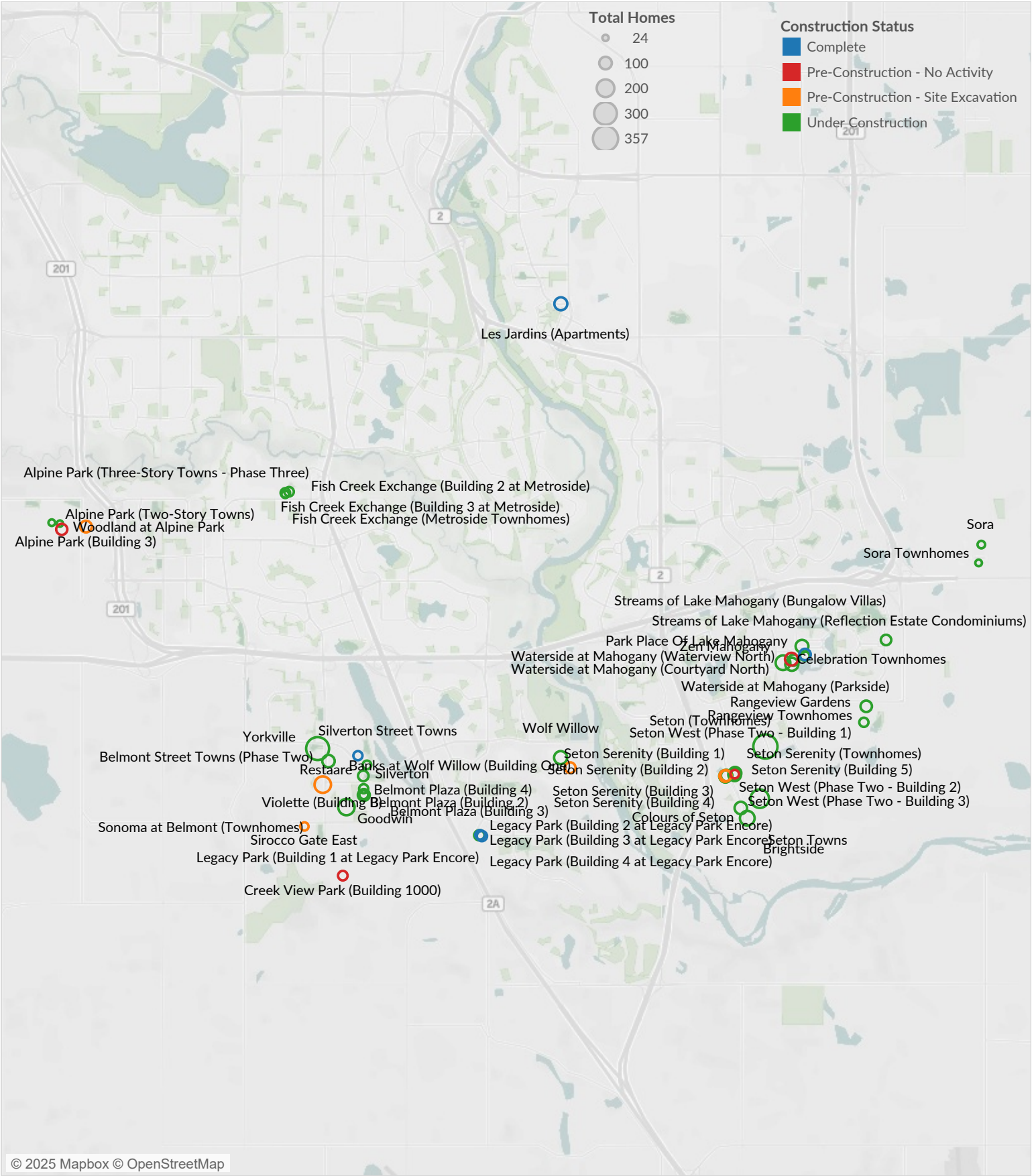
Current Active Phases - North



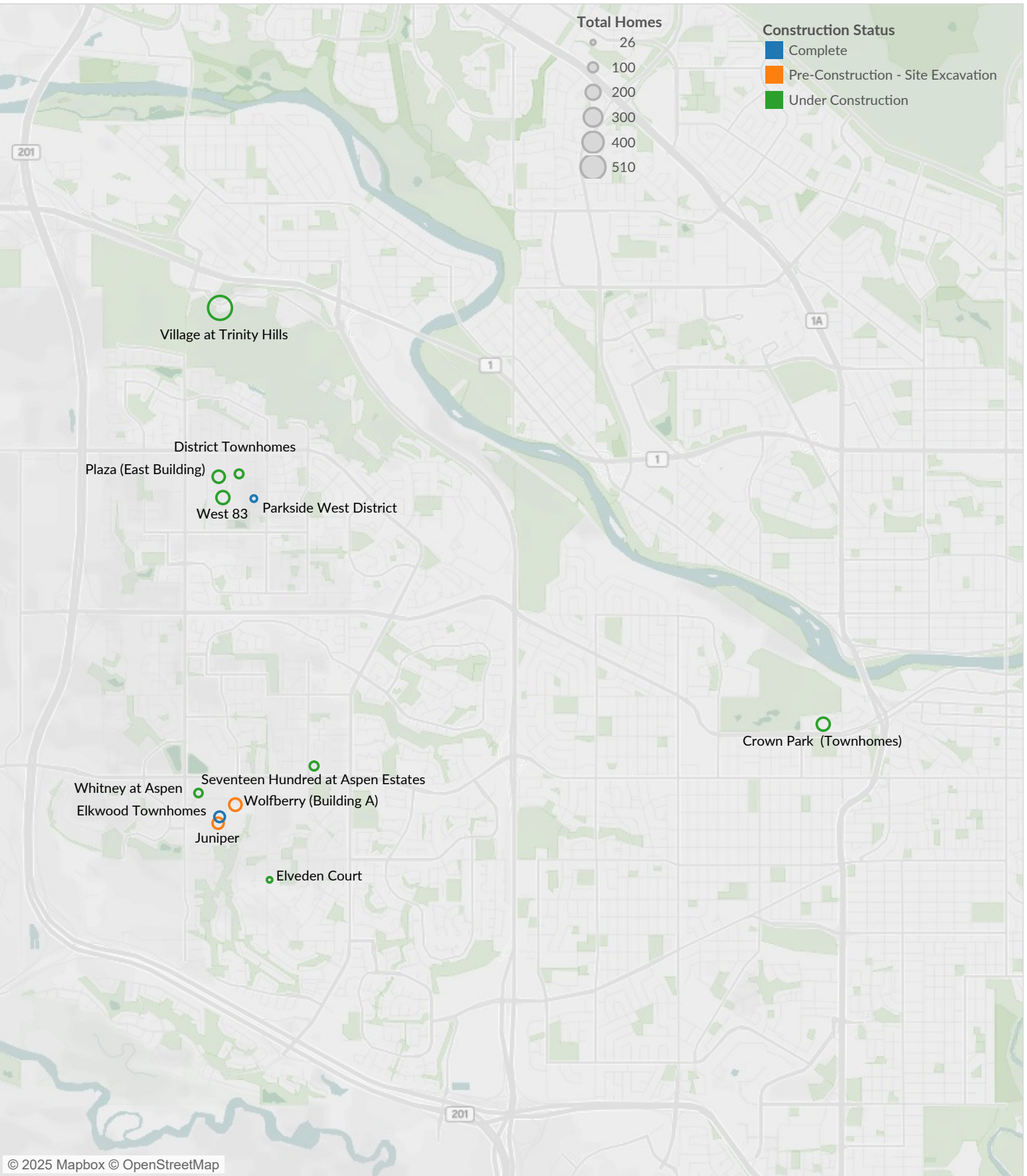
Current Active Phases - East



Current Active Phases - South



Current Active Phases - West



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Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Red Embers Point (Red Embers Point East)	StreetSide Developments	Townhouse	December 2024	\$330	28	121
Waterside at Mahogany (Courtyard North)	Logel Homes	Mid Rise	September 2024	\$504	25	100
Creek View Park (Building 1000)	Brad Remington Homes	Low Rise	October 2024	\$392	18	56
Village at Trinity Hills	Metropia	Townhouse	October 2019	\$309	16	510
Wolfberry (Building A)	Slokker Homes	Mid Rise	November 2024	\$553	13	138
Violette (Building B)	Truman Homes	Mid Rise	June 2024	\$487	13	166
Seton Towns	JaymanBUILT	Townhouse	January 2021	\$274	13	209
Range Townhomes	Brookfield Residential	Townhouse	May 2024	\$411	10	115
Silverton	Genesis Builders Group Inc.	Townhouse	August 2023	\$448	8	45
Arbour Lake West	Cantiro Homes	Townhouse	June 2024	\$463	8	136

Future Supply - Calgary Suburban

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	5	922
Mid Rise	20	1,948
Low Rise	25	1,762
Townhouse	9	593
Grand Total	59	5,225

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