



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q1 2025**

Calgary Inner City

Submarket Report - Q1 2025



Sales - Q1 2025

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
23	15		0	38

Annual Sales

2019	2020	2021	2022	2023	2024
378	243	641	578	577	485

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	1,035	779	229	27
Mid Rise	4	273	220	39	14
Low Rise					
Townhouse	1	65	44	18	3
Grand Total	9	1,373	1,043	286	44

Calgary Inner City

Submarket Report - Q1 2025



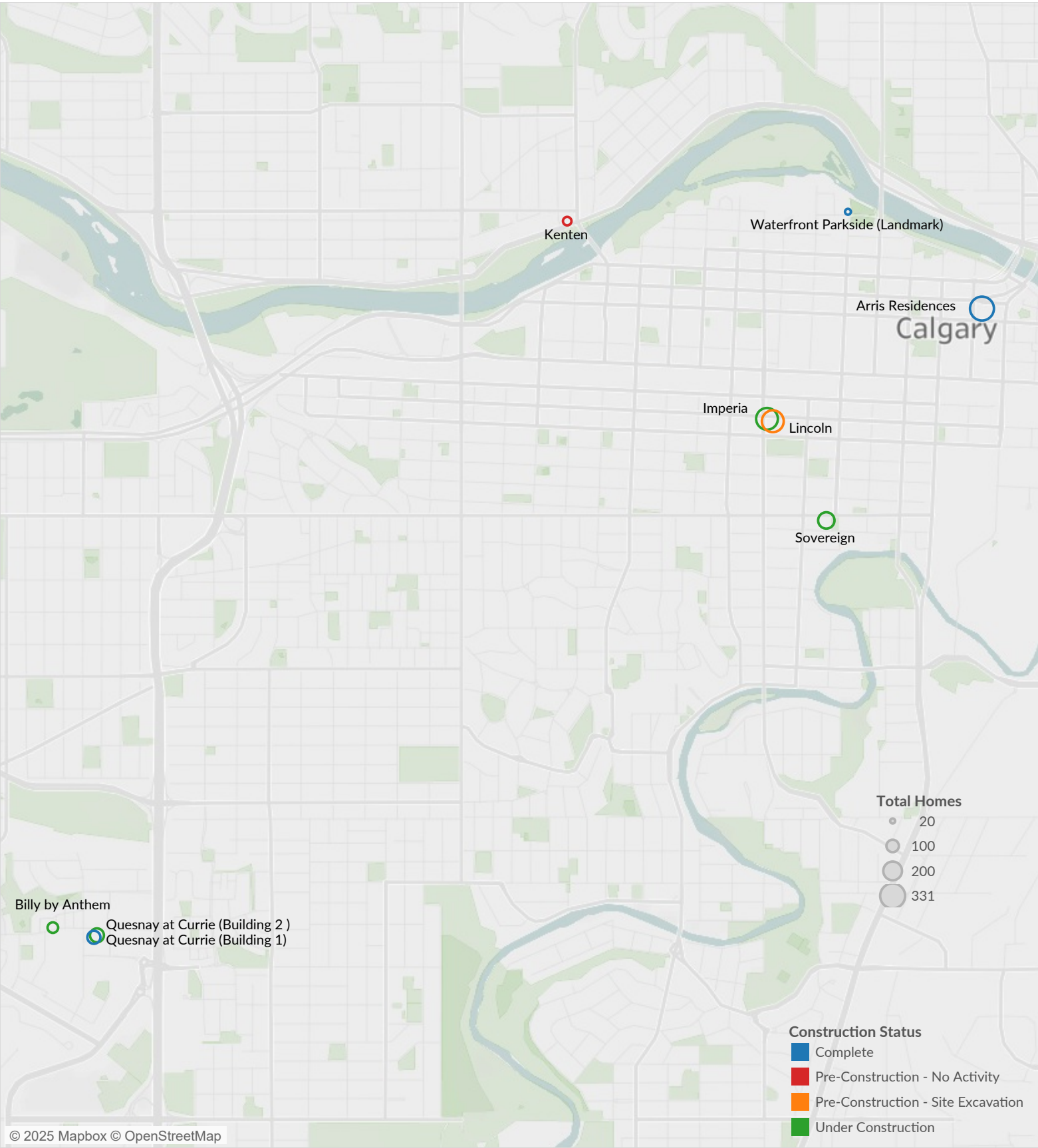
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$646	\$1,030	\$687	504	1,380
Mid Rise	\$585	\$1,050	\$774	950	2,238
Low Rise					
Townhouse	\$508	\$548	\$471	1,230	1,518

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Arris Residences	Bosa Developments,RioCan In..	High Rise	October 2023	\$600	208	331
Lincoln	Truman Homes	High Rise	February 2024	\$687	214	276
Imperia	Truman Homes	High Rise	May 2023	\$791	261	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	96	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	86	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	97	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	44	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	21	42
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	16	20

Current Active Phases



Calgary Inner City

Submarket Report - Q1 2025



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
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	15	331
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	11	112
Sovereign	Homes by Avi	High Rise	August 2022	\$669	8	155
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	3	20
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	1	42

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	4	1,322
Mid Rise	2	155
Grand Total	6	1,477

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.