



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q2 2025**

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Submarket Report - Q2 2025



Sales - Q2 2025

High Rise

48

Mid Rise

13

Low Rise

Townhouse

5

Grand Total

66

Annual Sales

2019

378

2020

243

2021

641

2022

578

2023

577

2024

485

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	1,041	827	211	3
Mid Rise	4	275	233	28	14
Low Rise					
Townhouse	1	65	49	14	2
Grand Total	9	1,381	1,109	253	19

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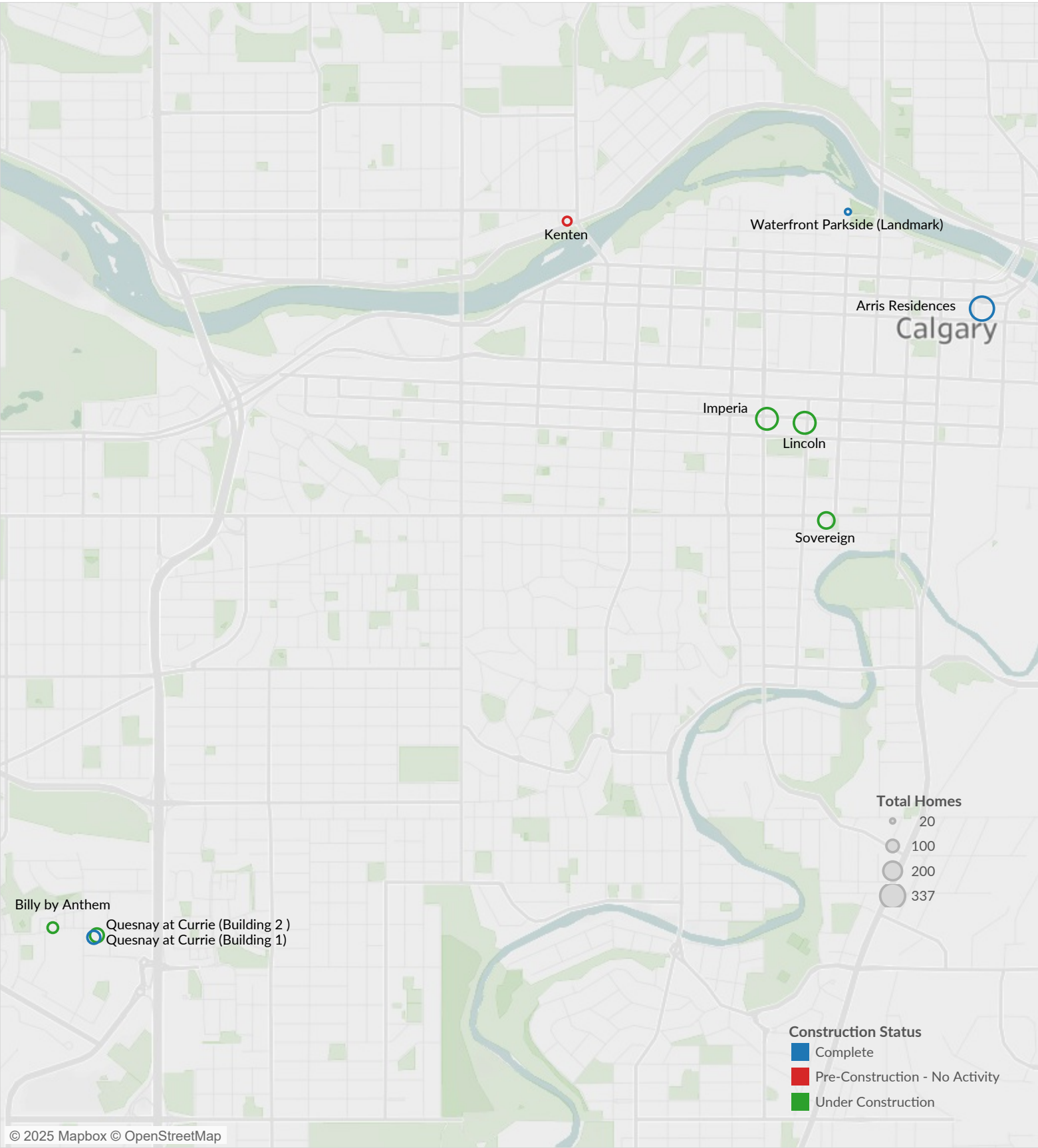
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$646	\$1,021	\$687	504	1,380
Mid Rise	\$593	\$958	\$774	950	1,935
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	244	337
Lincoln	Truman Homes	High Rise	February 2024	\$687	223	276
Imperia	Truman Homes	High Rise	May 2023	\$791	261	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	99	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	92	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	97	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	49	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	27	44
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	17	20

Current Active Phases



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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
Arris Residences	Bosa Developments,RioCan Investment Trust	High Rise	October 2023	\$600	36	337
Lincoln	Truman Homes	High Rise	February 2024	\$687	9	276
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	6	112
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	6	44
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	5	65
Sovereign	Homes by Avi	High Rise	August 2022	\$669	3	155
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	1	20

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	4	1,526
Mid Rise	2	155
Grand Total	6	1,681

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