



**Altus Group**

## Calgary Submarket Report

Calgary Suburban  
Submarket Report - Q3 2025

# Calgary Suburban Submarket Report - Q3 2025



## Sales - Q3 2025

High Rise

Mid Rise

Low Rise

Townhouse

Grand Total

70

131

255

456

## Annual Sales

2019

2020

2021

2022

2023

2024

2,278

2,208

4,474

5,095

4,813

2,854

## Current Supply

Property Type

Number of  
Phases

Total Homes

Homes Sold

Homes Available

Unreleased  
Homes

High Rise

Mid Rise

Low Rise

Townhouse

Grand Total

18

29

67

114

1,592

2,095

7,252

10,939

827

1,310

3,967

6,104

741

701

998

2,440

24

84

2,287

2,395

# Calgary Suburban

## Submarket Report - Q3 2025



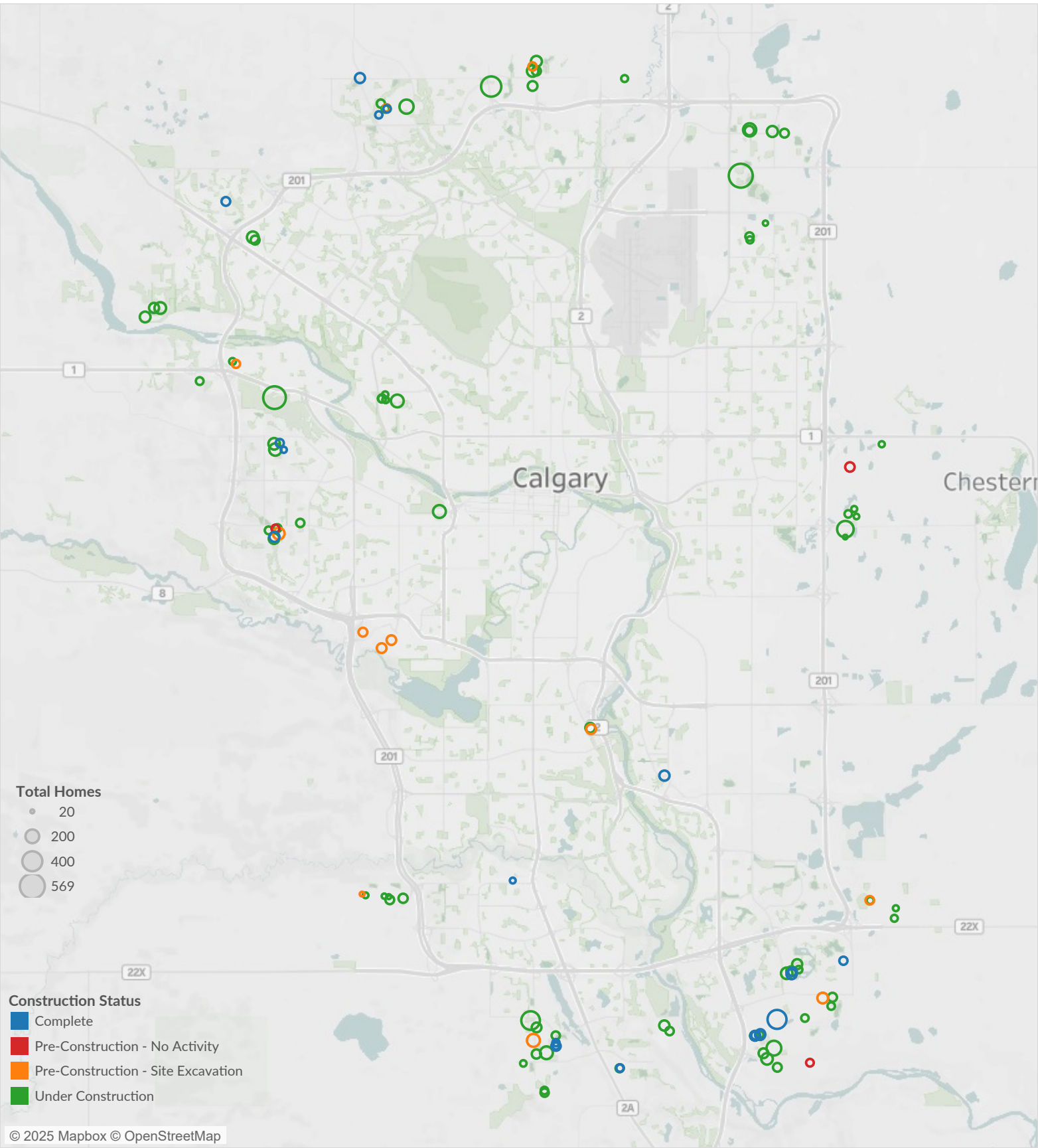
### Current Pricing & Size

| Property Type | Avg. \$/SF Min | Avg. \$/SF Max | Avg. \$/SF Blended | Avg. Min Size | Avg. Max Size |
|---------------|----------------|----------------|--------------------|---------------|---------------|
| High Rise     |                |                |                    |               |               |
| Mid Rise      | \$523          | \$627          | \$590              | 633           | 1,224         |
| Low Rise      | \$415          | \$536          | \$448              | 660           | 1,215         |
| Townhouse     | \$343          | \$412          | \$354              | 1,296         | 1,635         |

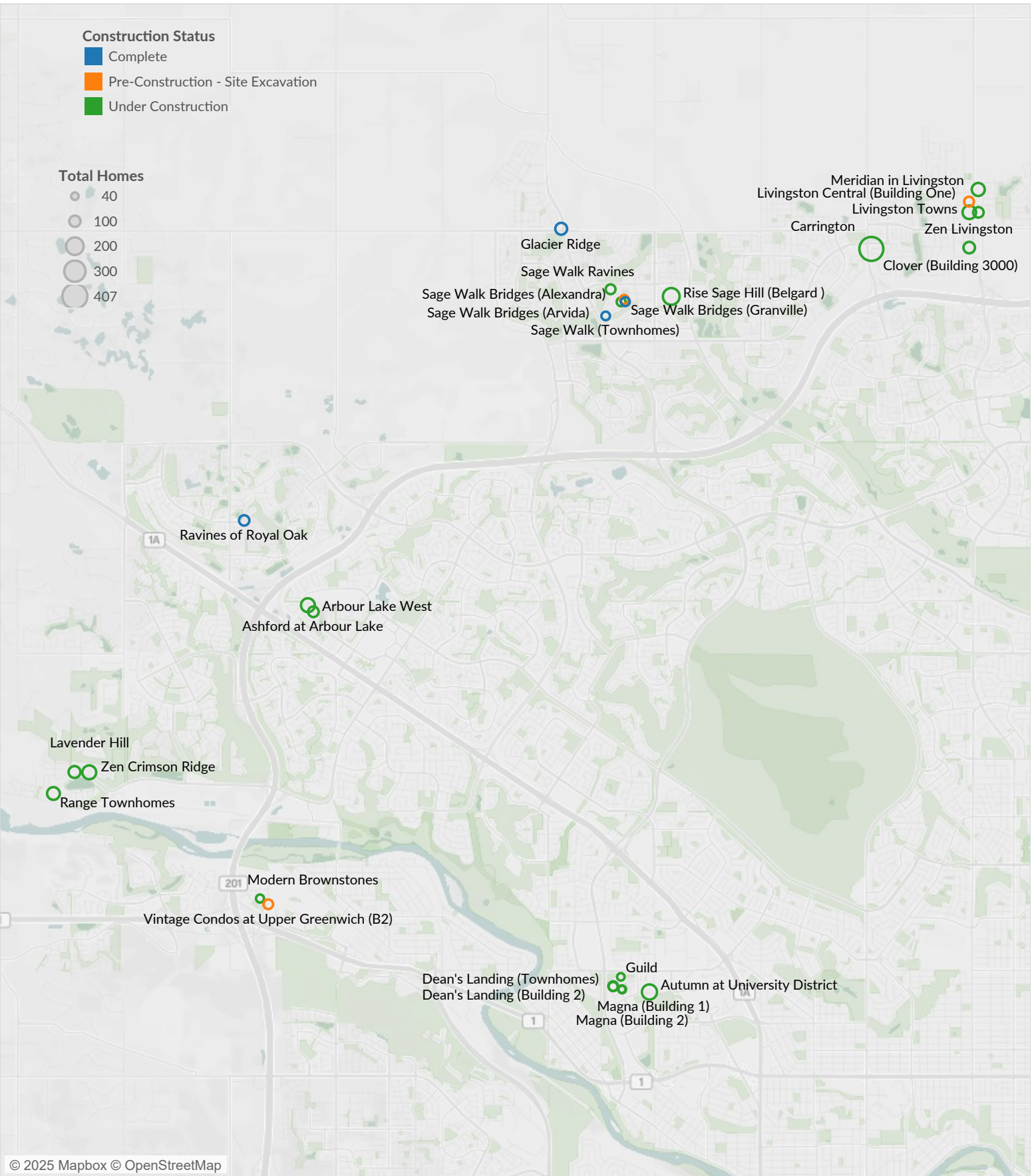
### Active Phases - Top Projects by Total Homes

| 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              | 530        | 569         |
| Village at Trinity Hills        | Metropia                        | Townhouse     | October 2019             | \$309              | 176        | 510         |
| Carrington                      | Mattamy Homes                   | Townhouse     | April 2018               | \$257              | 323        | 407         |
| Yorkville                       | Mattamy Homes                   | Townhouse     | June 2018                | \$241              | 311        | 344         |
| East Hills Crossing (Townhomes) | Minto                           | Townhouse     | November 2021            | \$284              | 254        | 272         |
| Seton Towns                     | JaymanBUILT                     | Townhouse     | January 2021             | \$274              | 175        | 216         |
| Rise Sage Hill (Belgard )       | Sage Property Developments Inc. | Townhouse     | October 2021             | \$236              | 70         | 198         |
| Redstone Square (Townhomes)     | StreetSide Developments         | Townhouse     | April 2025               | \$302              | 5          | 173         |
| Violette (Building B)           | Truman Homes                    | Mid Rise      | June 2024                | \$487              | 90         | 166         |
| Crown Park (Townhomes)          | Brookfield Residential          | Townhouse     | October 2022             | \$447              | 125        | 164         |

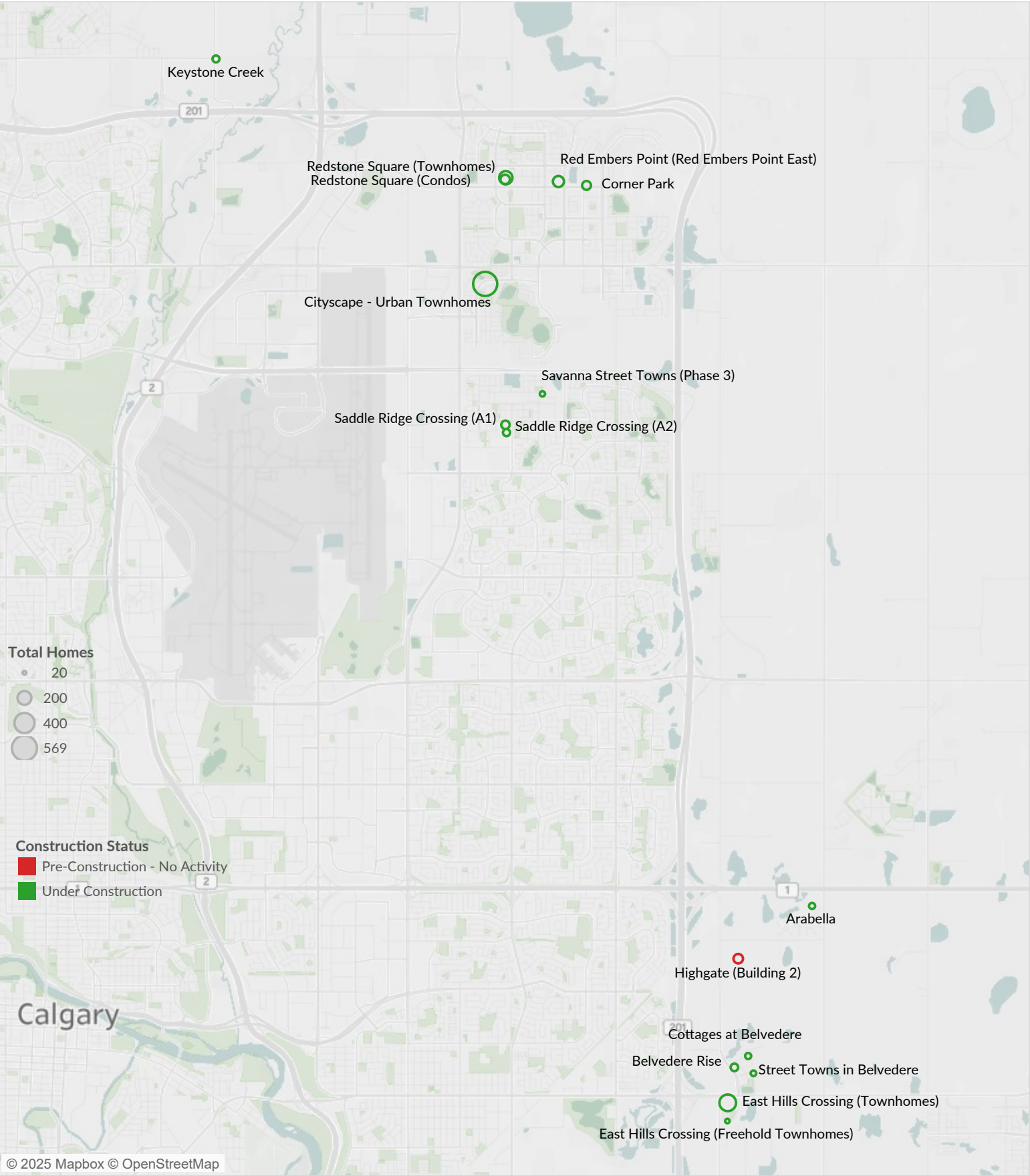
### Current Active Phases



### Current Active Phases - North



### Current Active Phases - East



**Total Homes**

- 22
- 100
- 200
- 300
- 357

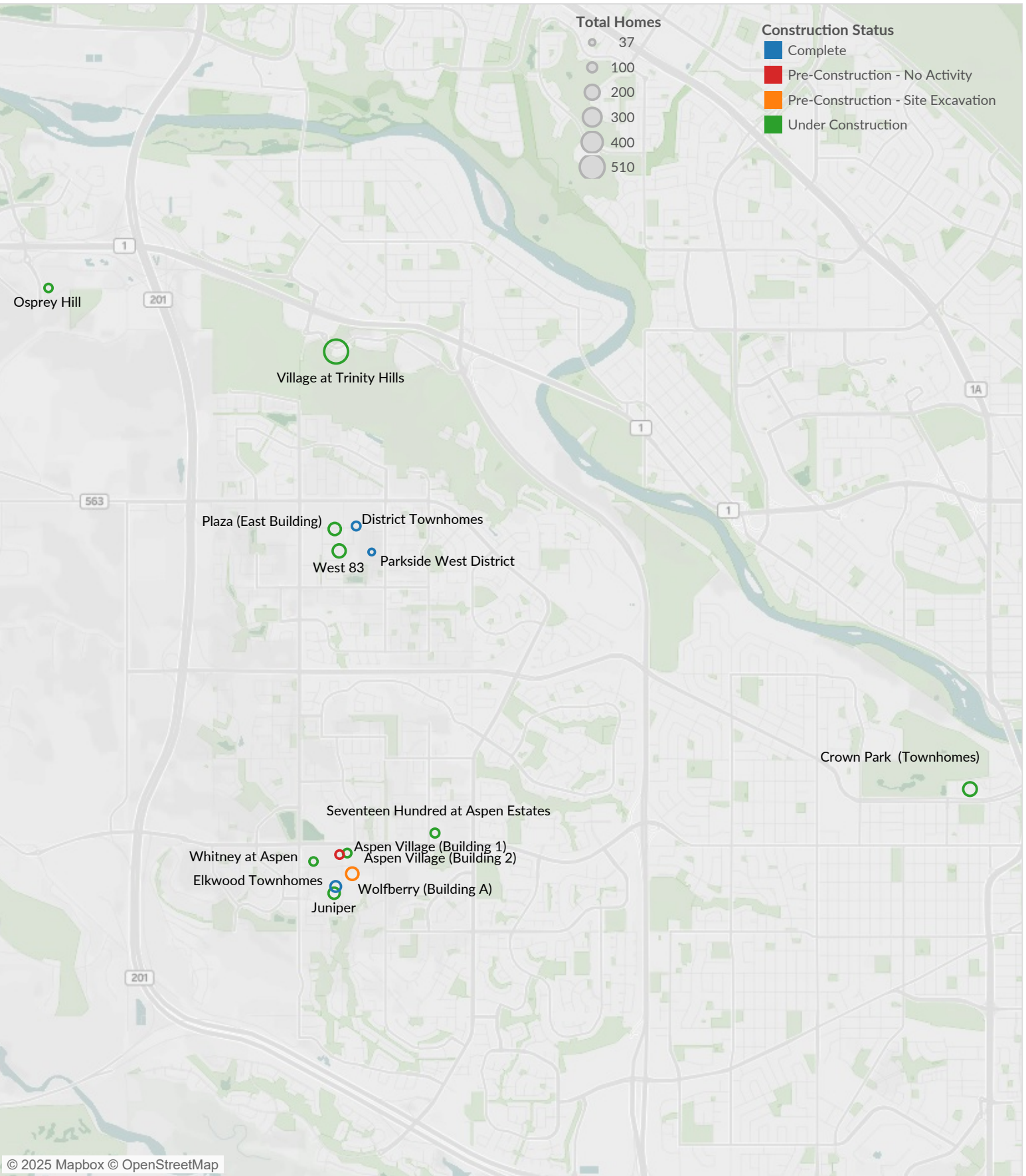
**Construction Status**

- Complete
- Pre-Construction - No Activity
- Pre-Construction - Site Excavation
- Under Construction

**Projects and Locations:**

- Les Jardins (Apartments)
- Alpine Park (Three-Story Towns - Phase Three)
- Vermilion Hill Townhomes
- Vermilion Hill
- Woodland at Alpine Park
- Alpine Park (Two-Story Towns)
- Fish Creek Exchange (Metroside Townhomes)
- Alpine Park (Building 3)
- Hotchkiss Court (Condos)
- Hotchkiss Court (Townhomes)
- Sora Townhomes
- Sora
- Streams of Lake Mahogany (Reflection Estate Condominiums)
- Park Place Of Lake Mahogany
- Zen Mahogany
- Waterside at Mahogany (Waterview North)
- Waterside at Mahogany (Courtyard North)
- Waterside at Mahogany
- Rangeview Gardens
- Rangeview Townhomes
- Poppy at Rangeview
- Heartwood
- Seton Serenity (Building 5)
- Seton Serenity (Building 3)
- Seton West (Phase Two - Building 2)
- Logan Landing
- Seton West (Phase Two - Building 1)
- Seton Serenity (Building 4)
- Colours of Seton
- Seton Towns
- Seton West (Phase Two - Building 3)
- Seton Serenity (Townhomes)
- Seton (Townhomes)
- Yorkville
- Banks at Wolf Willow (Building One)
- Wolf Willow
- Belmont Street Towns (Phase Two)
- Violette (Building B)
- Belmont Plaza (Building 2)
- Sirocco Gate East
- Zen Belmont
- Sonoma at Belmont (Townhomes)
- Goodwin
- Creek View Park (Building 1000)
- Creek View Park (Building 2000)
- Legacy Park (Building 2 at Legacy Park Encore)
- Legacy Park (Building 4 at Legacy Park Encore)
- Legacy Park (Building 3 at Legacy Park Encore)
- Icona Townhome Collection
- Brightside
- Seton Serenity (Building 1)
- Seton Serenity (Building 2)
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- Seton Serenity (Building 100)

### Current Active Phases - West



# Calgary Suburban

## Submarket Report - Q3 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 |
|-------------------------------------|----------------------|---------------|--------------------------|--------------------|---------------|-------------|
| Aurora at Taza Park                 | Homes by Avi         | Townhouse     | May 2025                 | \$341              | 39            | 69          |
| Aspen Village (Building 1)          | Vesta Properties Ltd | Mid Rise      | July 2025                | \$499              | 28            | 63          |
| Glacier Ridge                       | Cedarglen Living     | Low Rise      | March 2024               | \$416              | 19            | 100         |
| Wolf Willow                         | Look Master Builder  | Townhouse     | August 2020              | \$242              | 16            | 104         |
| Sage Walk Bridges (Alexandra)       | Logel Homes          | Low Rise      | November 2024            | \$458              | 14            | 56          |
| Mintoft Place (Building Two)        | Cedarglen Living     | Low Rise      | May 2025                 | \$408              | 13            | 95          |
| Seton Serenity (Building 2)         | Cedarglen Living     | Low Rise      | April 2024               | \$447              | 12            | 75          |
| Livingston Central (Building One)   | Logel Homes          | Low Rise      | June 2025                | \$430              | 12            | 68          |
| Juniper Ridge Villas at Taza Park   | Crystal Creek Homes  | Townhouse     | May 2025                 | \$747              | 12            | 94          |
| Seton West (Phase Two - Building 2) | Logel Homes          | Low Rise      | March 2024               | \$478              | 10            | 99          |

### Future Supply - Calgary Suburban

| Project Type | Coming Soon        |             |
|--------------|--------------------|-------------|
|              | Number of Projects | Total Homes |
| High Rise    | 4                  | 842         |
| Mid Rise     | 21                 | 1,852       |
| Low Rise     | 22                 | 1,619       |
| Townhouse    | 10                 | 600         |
| Grand Total  | 57                 | 4,913       |

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