



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q4 2025**

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Sales - Q4 2025

High Rise

24

Mid Rise

18

Low Rise

Townhouse

0

Grand Total

42

Annual Sales

2021

641

2022

549

2023

577

2024

485

2025

169

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	1,041	865	173	3
Mid Rise	4	275	258	12	5
Low Rise					
Townhouse	1	65	51	14	0
Grand Total	9	1,381	1,174	199	8

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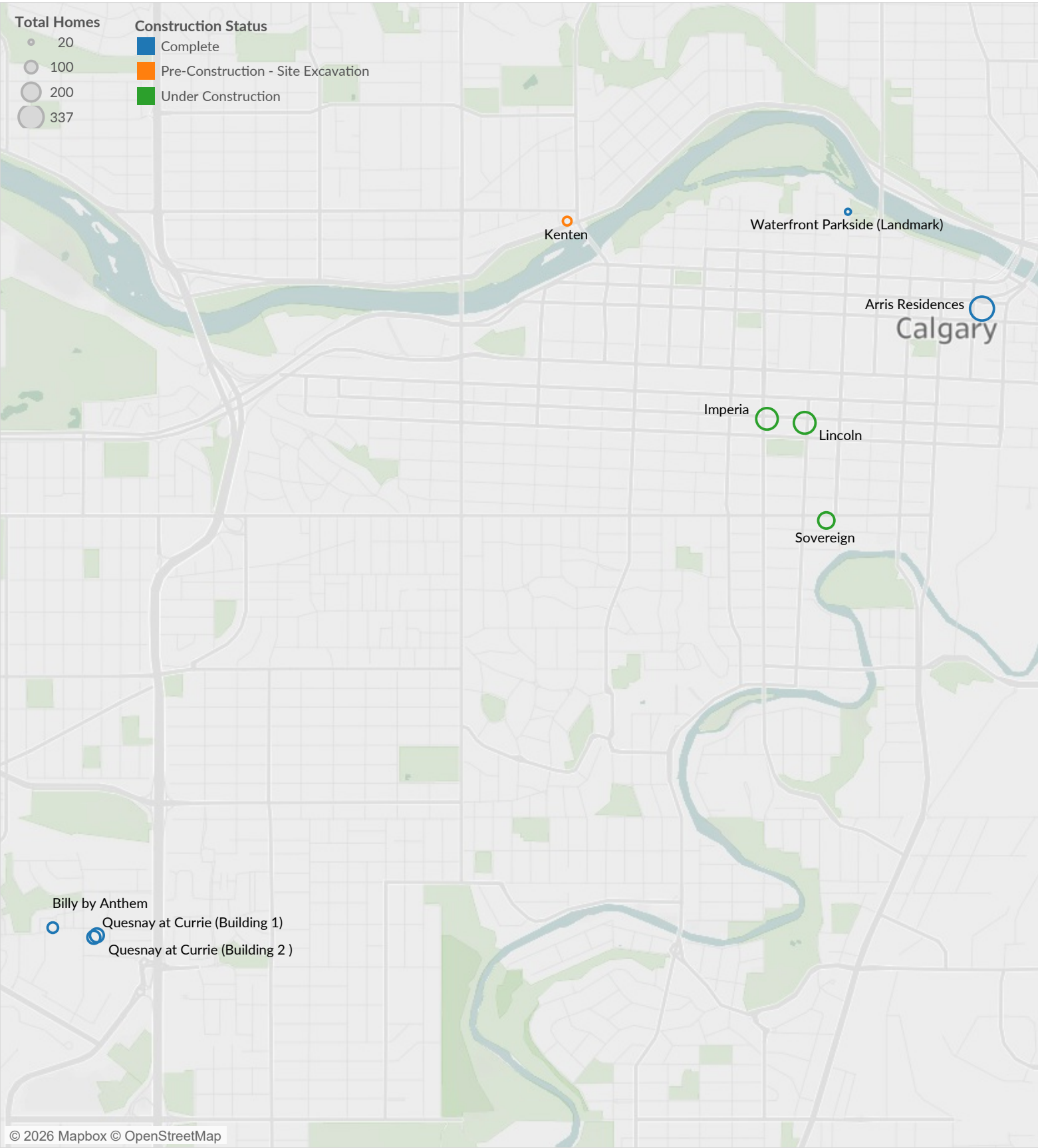
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$571	\$1,021	\$687	504	1,380
Mid Rise	\$576	\$936	\$774	950	1,835
Low Rise					
Townhouse	\$480	\$575	\$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	277	337
Lincoln	Truman Homes	High Rise	February 2024	\$687	227	276
Imperia	Truman Homes	High Rise	May 2023	\$791	261	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	100	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	110	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	98	99
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	51	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	31	44
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	19	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	23	337
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	14	112
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	2	44
Waterfront Parkside (Landmark)	Anthem Properties	Mid Rise	November 2019	\$775	1	20
Sovereign	Homes by Avi	High Rise	August 2022	\$669	1	155
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	1	99

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	7	2,059
Mid Rise	4	420
Grand Total	11	2,479

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