



Altus Group

Calgary Submarket Report

**Calgary Inner City
Submarket Report - Q1 2026**

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Sales - Q1 2026

High Rise

37

Mid Rise

5

Low Rise

Townhouse

1

Grand Total

43

Annual Sales

2021

641

2022

549

2023

577

2024

485

2025

187

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	1,401	920	478	3
Mid Rise	3	176	164	12	0
Low Rise					
Townhouse	1	65	52	13	0
Grand Total	9	1,642	1,136	503	3

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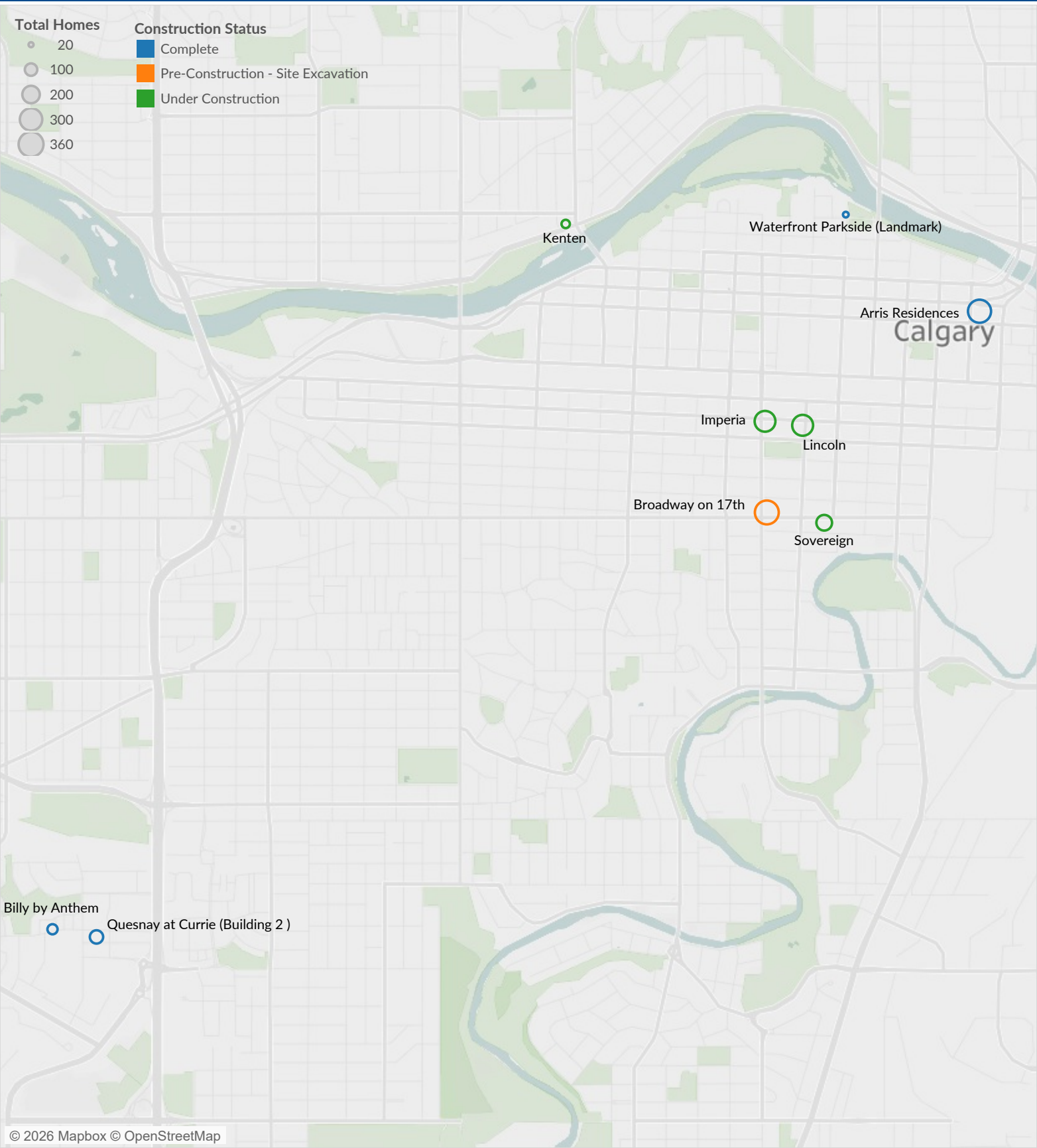
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$586	\$993	\$695	482	1,446
Mid Rise	\$600	\$1,049	\$882	1,088	2,135
Low Rise					
Townhouse	\$459	\$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
Broadway on 17th	Vesta Properties Ltd	High Rise	November 2025	\$729	32	360
Arris Residences	Bosa Developments,RioCan In..	High Rise	October 2023	\$600	295	337
Lincoln	Truman Homes	High Rise	February 2024	\$687	229	276
Imperia	Truman Homes	High Rise	May 2023	\$791	262	273
Sovereign	Homes by Avi	High Rise	August 2022	\$669	102	155
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	111	112
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	52	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	34	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	18	337
Broadway on 17th	Vesta Properties Ltd	High Rise	November 2025	\$729	14	379
Kenten	Sable Group of Companies	Mid Rise	June 2024	\$1,299	3	44
Sovereign	Homes by Avi	High Rise	August 2022	\$669	2	155
Lincoln	Truman Homes	High Rise	February 2024	\$687	2	276
Quesnay at Currie (Building 2)	Rohit Communities	Mid Rise	September 2023	\$571	1	112
Quesnay at Currie (Building 1)	Rohit Communities	Mid Rise	April 2022	\$450	1	99
Imperia	Truman Homes	High Rise	May 2023	\$791	1	273
Billy by Anthem	Anthem Properties	Townhouse	November 2023	\$471	1	65

Future Supply - Calgary Inner City

Project Type	Coming Soon	
	Number of Projects	Total Homes
High Rise	6	1,660
Mid Rise	5	473
Townhouse	1	30
Grand Total	12	2,163

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