

Altus Group

Calgary Submarket Report

Calgary Suburban
Submarket Report - Q3 2026

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Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
	72	62	332	466

Annual Sales

2021	2022	2023	2024	2025
4,478	5,095	4,808	2,854	1,871

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise					
Mid Rise	19	1,778	863	740	175
Low Rise	24	1,773	987	685	101
Townhouse	80	7,961	4,505	1,183	2,273
Grand Total	123	11,512	6,355	2,608	2,549

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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					
Mid Rise	$469	$610	$576	601	1,131
Low Rise	$400	$501	$439	619	1,218
Townhouse	$334	$393	$360	1,314	1,671

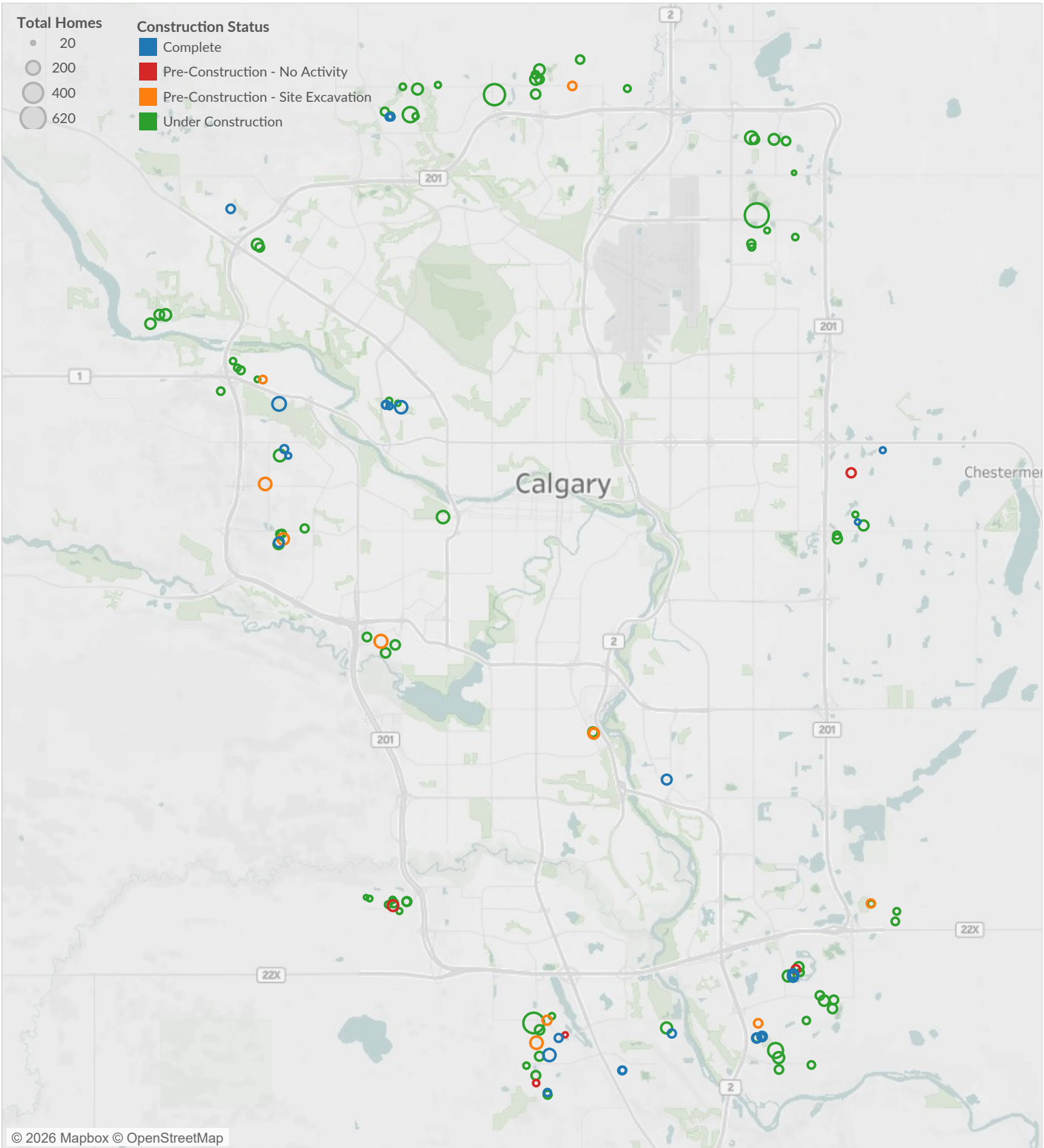
Active Phases - Top Projects by Total Homes

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	557	620
Carrington	Mattamy Homes	Townhouse	April 2018	$257	390	480
Yorkville	Mattamy Homes	Townhouse	June 2018	$241	352	457
Rise Sage Hill (Belgard)	Sage Property Developments Inc.	Townhouse	October 2021	$236	87	245
Seton Towns	JaymanBUILT	Townhouse	January 2021	$274	214	239
Village at Trinity Hills	Metropia	Townhouse	October 2019	$309	191	198
Black Birch Heights (Building 1)	Crystal Creek Homes	Mid Rise	May 2026	$544	21	178
Redstone Square (Townhomes)	StreetSide Developments	Townhouse	April 2025	$302	16	173
Violette (Building B)	Truman Homes	Mid Rise	June 2024	$487	90	166
Summit Condos	Trico Homes	Mid Rise	March 2026	$569	43	165

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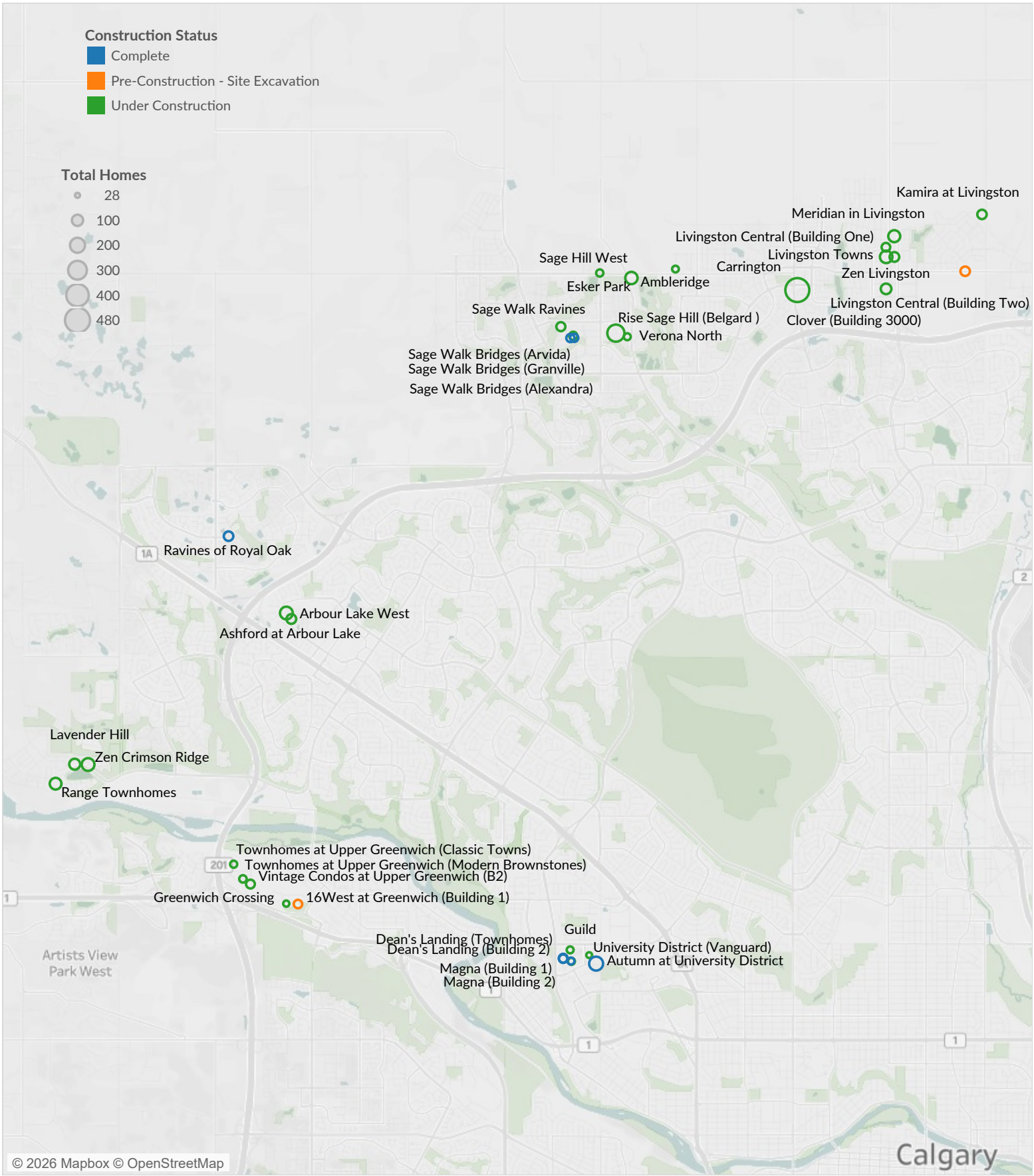
Current Active Phases



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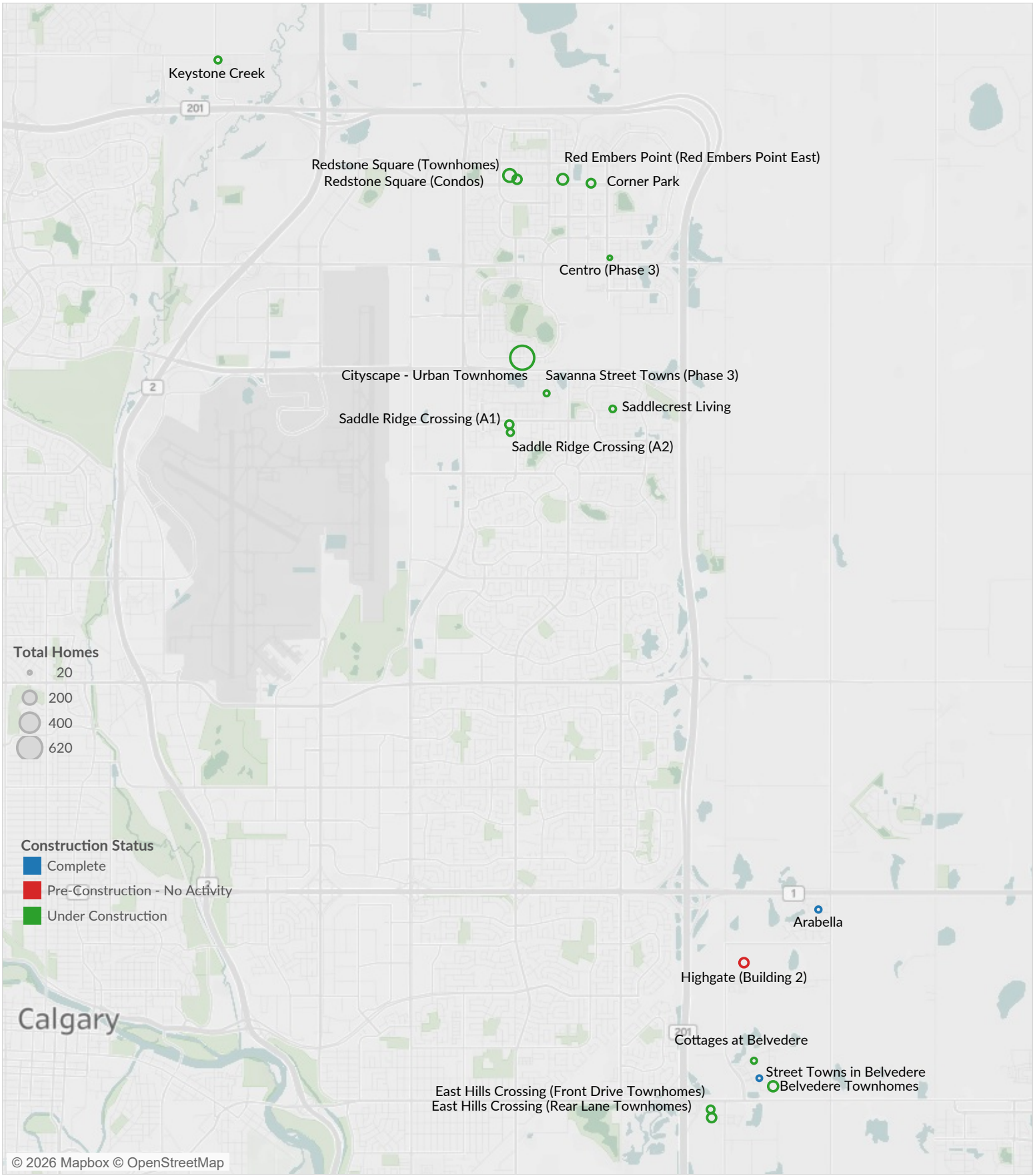
Current Active Phases - North



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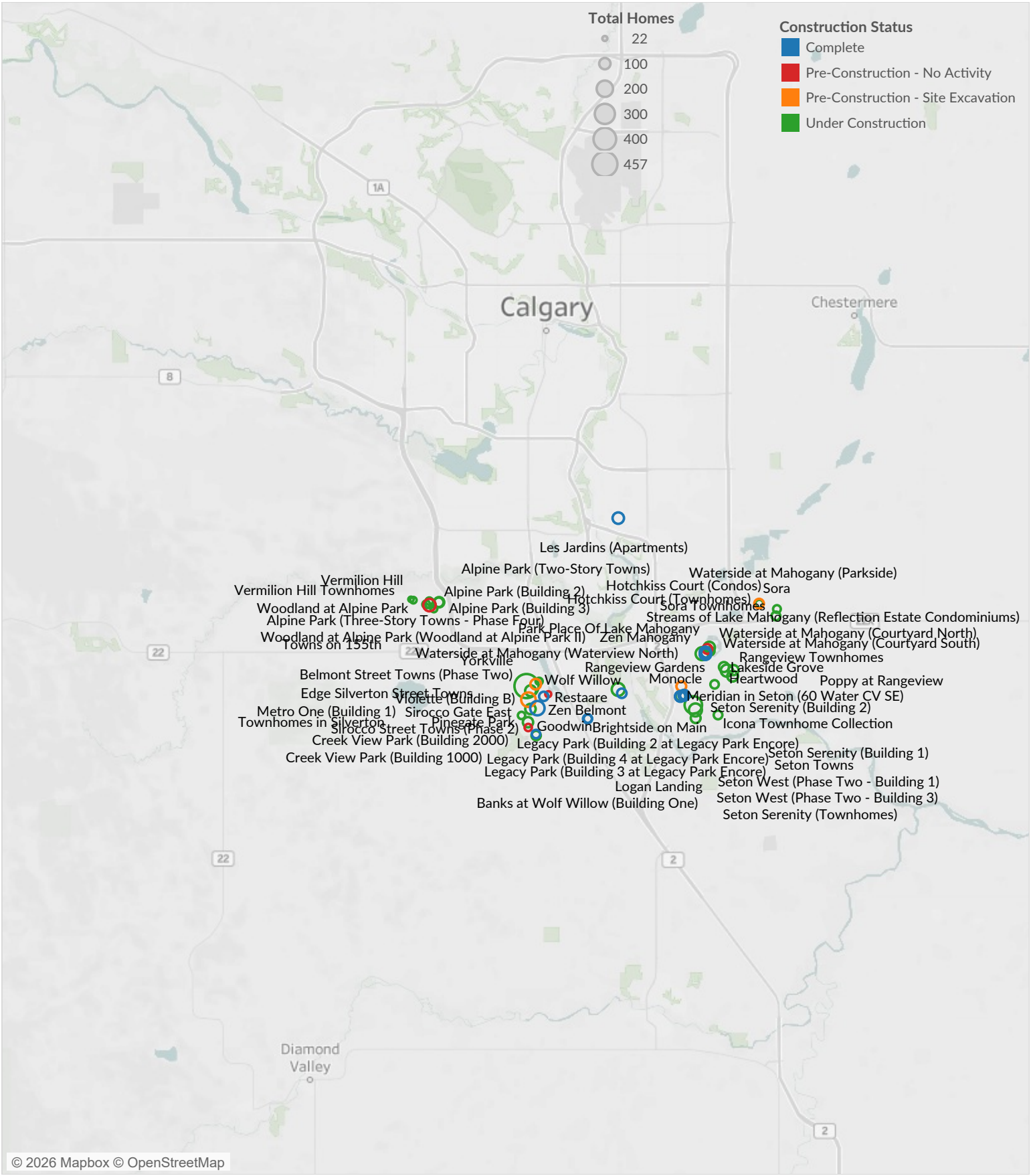
Current Active Phases - East



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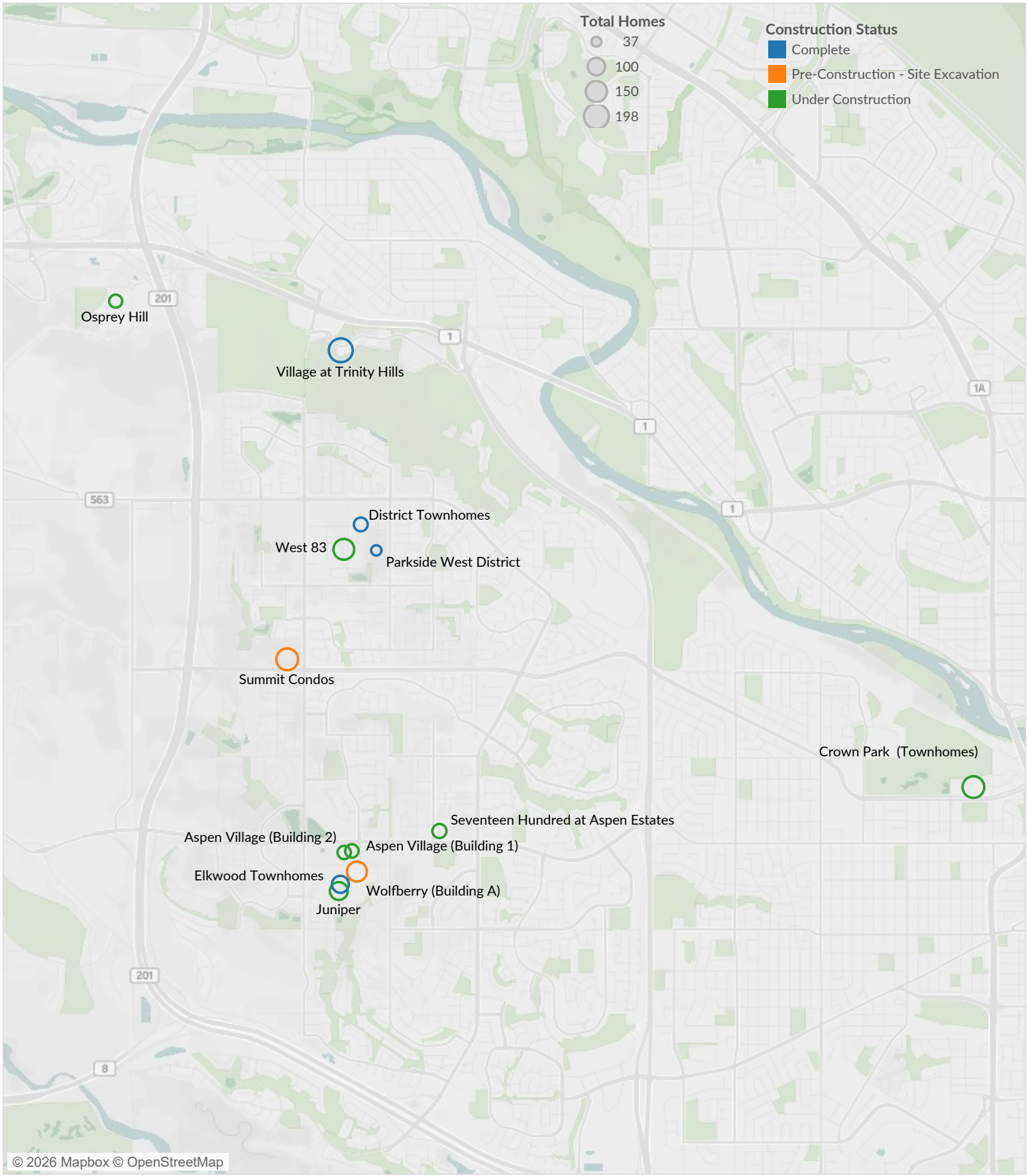
Current Active Phases - South



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Current Active Phases - West



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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
Aurora at Taza Park	Homes by Avi	Townhouse	May 2025	$341	16	92
Waterside at Mahogany (Courtyard South)	Logel Homes	Mid Rise	November 2025	$490	12	90
Sora Townhomes	Rohit Communities	Townhouse	September 2024	$343	12	60
Zen Mahogany	Avalon Master Builder	Townhouse	January 2024	$392	11	132
Yorkville	Mattamy Homes	Townhouse	June 2018	$241	11	457
Waterside at Mahogany (Courtyard North)	Logel Homes	Mid Rise	September 2024	$504	11	100
Sirocco Gate East	StreetSide Developments	Townhouse	August 2024	$362	11	42
Lavender Hill	Homes by Avi	Townhouse	May 2024	$366	11	100
Black Birch Heights (Building 1)	Crystal Creek Homes	Mid Rise	May 2026	$544	10	178
16West at Greenwich (Building 1)	Cove Properties	Low Rise	October 2025	$509	10	60

Future Supply - Calgary Suburban

Project Type	Canceled		Coming Soon		Now Selling		Sold Out	
	Number of Pr..	Total Homes	Number of Pr..	Total Homes	Number of Pr..	Total Homes	Number of Pr..	Total Homes
High Rise	1	80	7	2,136			3	441
Mid Rise	9	966	38	3,934	19	1,778	49	4,404
Low Rise	7	997	19	1,447	24	1,773	185	12,361
Townhouse	11	570	14	688	80	7,961	166	12,439
Grand Total	28	2,613	78	8,205	123	11,512	403	29,645

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