

Altus Group

Calgary Submarket Report

Calgary Inner City

Submarket Report - Q3 2026

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Sales - Q3 2026

High Rise	Mid Rise	Low Rise	Townhouse	Grand Total
27	1		2	30

Annual Sales

2021	2022	2023	2024	2025
641	549	577	485	187

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	4	1,064	641	420	3
Mid Rise	1	44	35	9	0
Low Rise					
Townhouse	1	65	56	9	0
Grand Total	6	1,173	732	438	3

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Current Pricing & Size

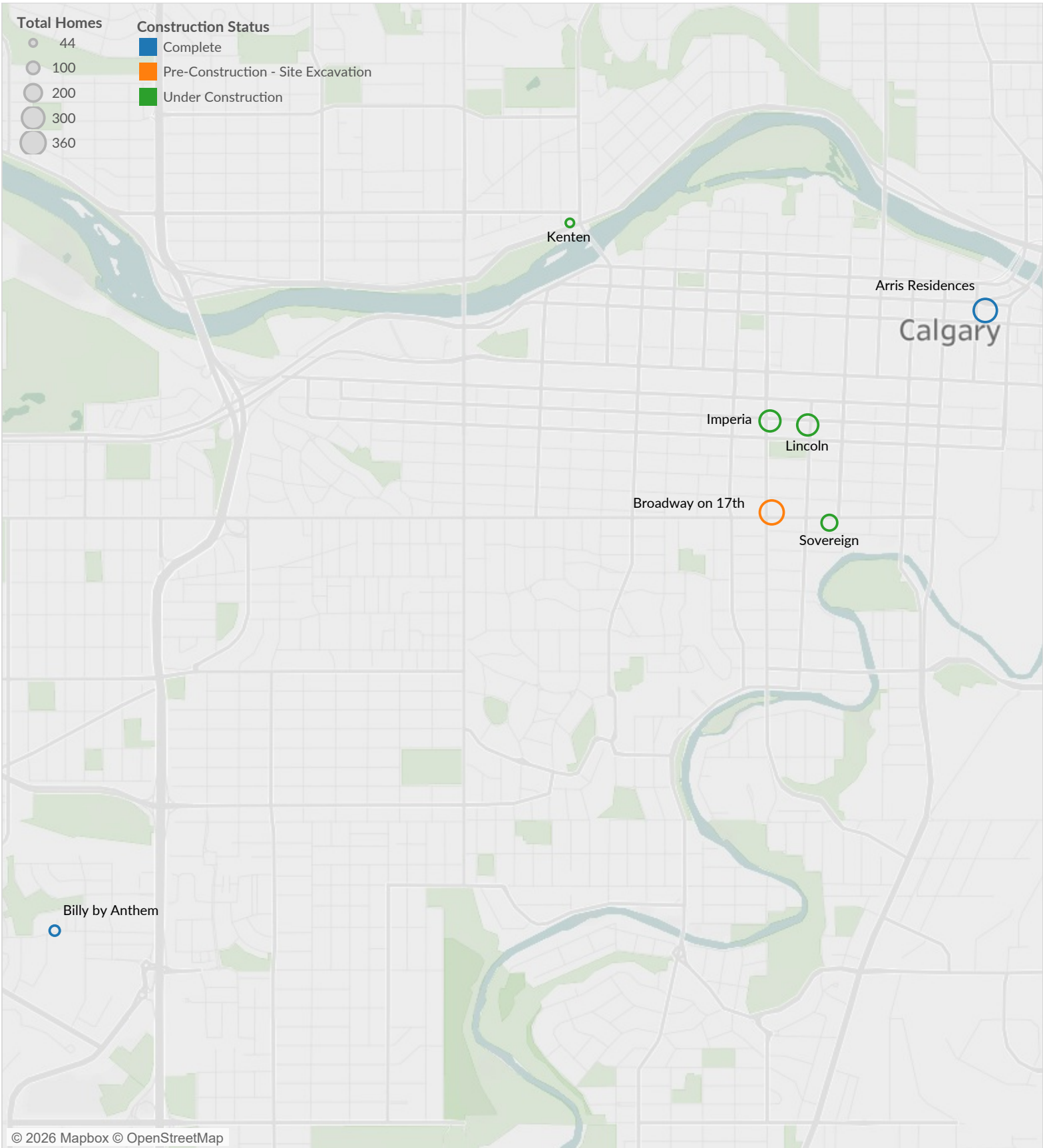
Property Type	Avg. $/SF Min	Avg. $/SF Max	Avg. $/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	$638	$1,059	$719	429	1,306
Mid Rise	$773	$1,794	$1,299	1,456	2,750
Low Rise					
Townhouse	$435	$519	$471	1,230	1,518

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	46	360
Lincoln	Truman Homes	High Rise	February 2024	$687	231	276
Imperia	Truman Homes	High Rise	May 2023	$791	262	273
Sovereign	Homes by Avi	High Rise	August 2022	$669	102	155
Billy by Anthem	Anthem Properties	Townhouse	November 2023	$471	56	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	$1,299	35	44

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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	20	337
Broadway on 17th	Vesta Properties Ltd	High Rise	November 2025	$729	5	360
Lincoln	Truman Homes	High Rise	February 2024	$687	2	276
Billy by Anthem	Anthem Properties	Townhouse	November 2023	$471	2	65
Kenten	Sable Group of Companies	Mid Rise	June 2024	$1,299	1	44

Future Supply - Calgary Inner City

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	5	948	6	1,660	4	1,064	23	4,493
Mid Rise	7	767	6	570	1	44	16	1,637
Low Rise	3	130					23	1,133
Townhouse	3	78	1	30	1	65	8	138
Grand Total	18	1,923	13	2,260	6	1,173	70	7,401

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