

Calgary



Photo Courtesy of Curtis Chichak

Update:

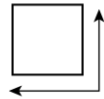
Special Purpose & Land

Information provided is preliminary information and is subject to change

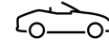
Special Purpose & Land inventory



Airport



All land parcels



Automotive
dealerships



Cemeteries and
churches



Educational
properties



Fire stations



Golf courses



Health and ambulance
related properties



House
conversions



Landfills



Mobile homes
(excluding mobile home parks)



Police stations



Prisons



Senior homes



Social services



Transit and LRT



Water pump
stations



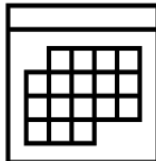
Market overview

Land use change

Land rates

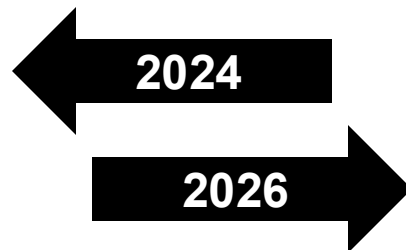
Notable sales

Land use change: Blanket rezoning repeal



2026 April 8 – Council voted to approve the repeal

2026 August 4 – Zoning changes in effect

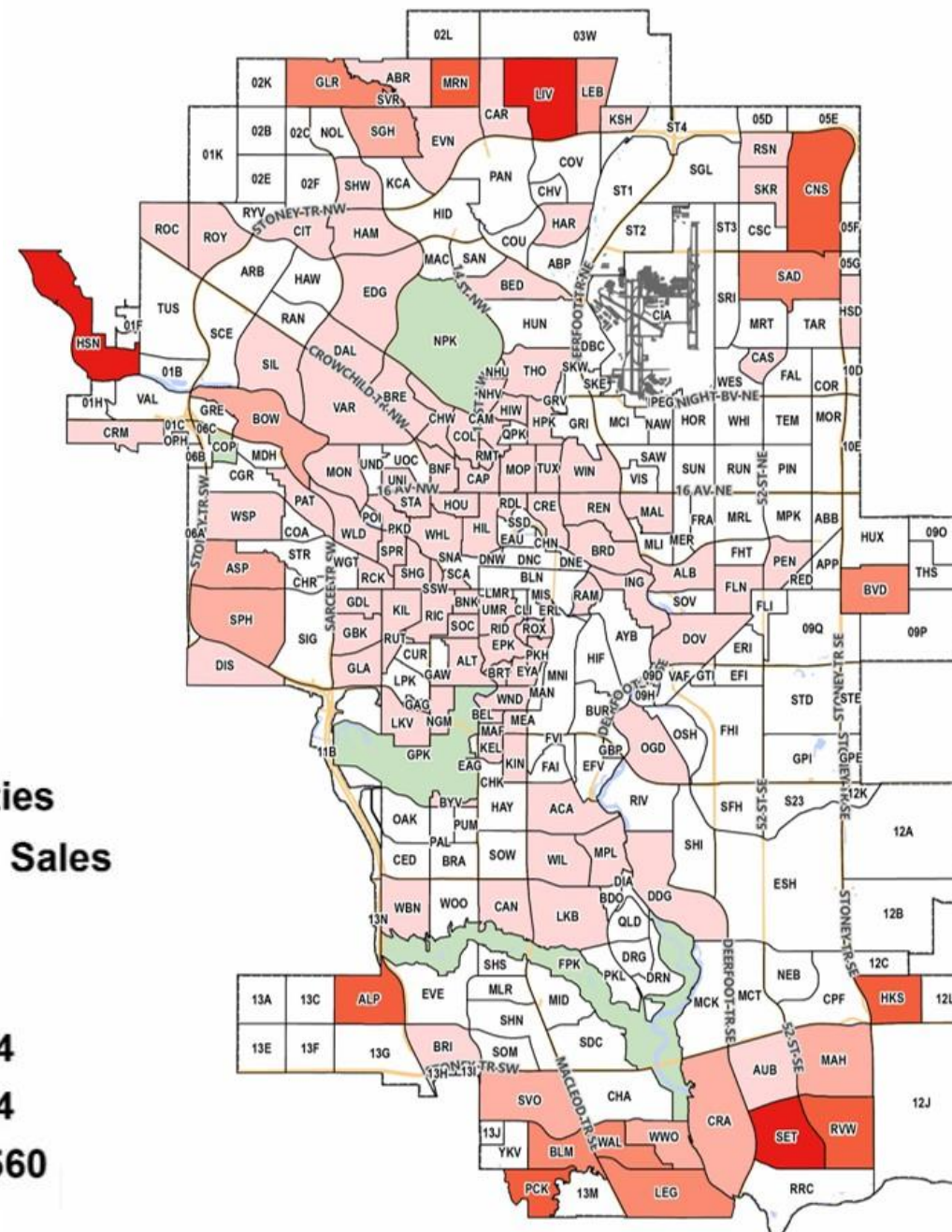


Single residential land sales

Legend

Communities

of Residential Sales

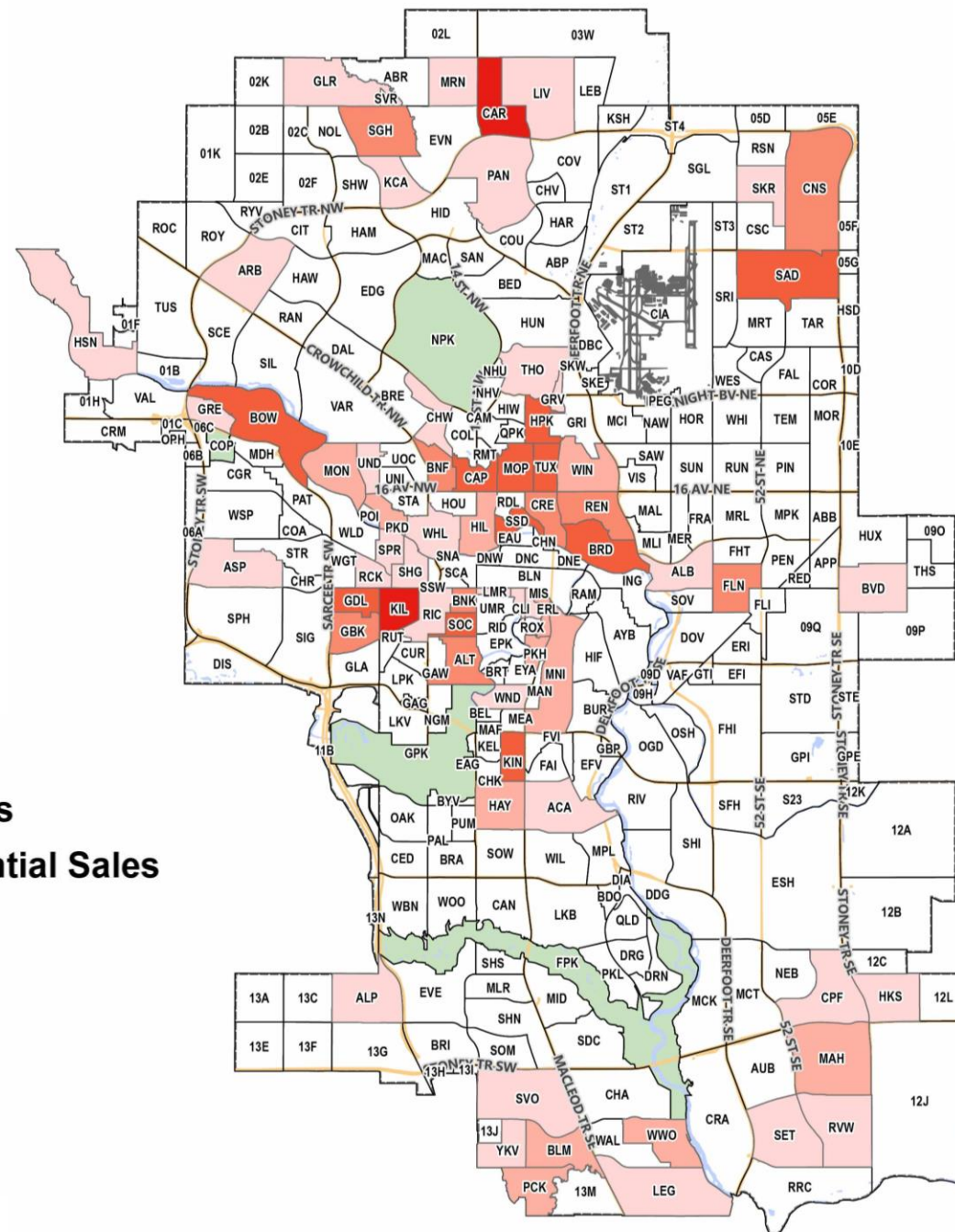
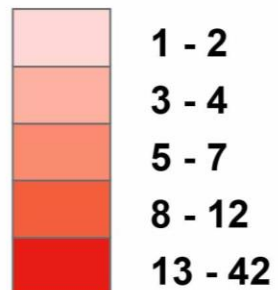


Multi-residential land sales

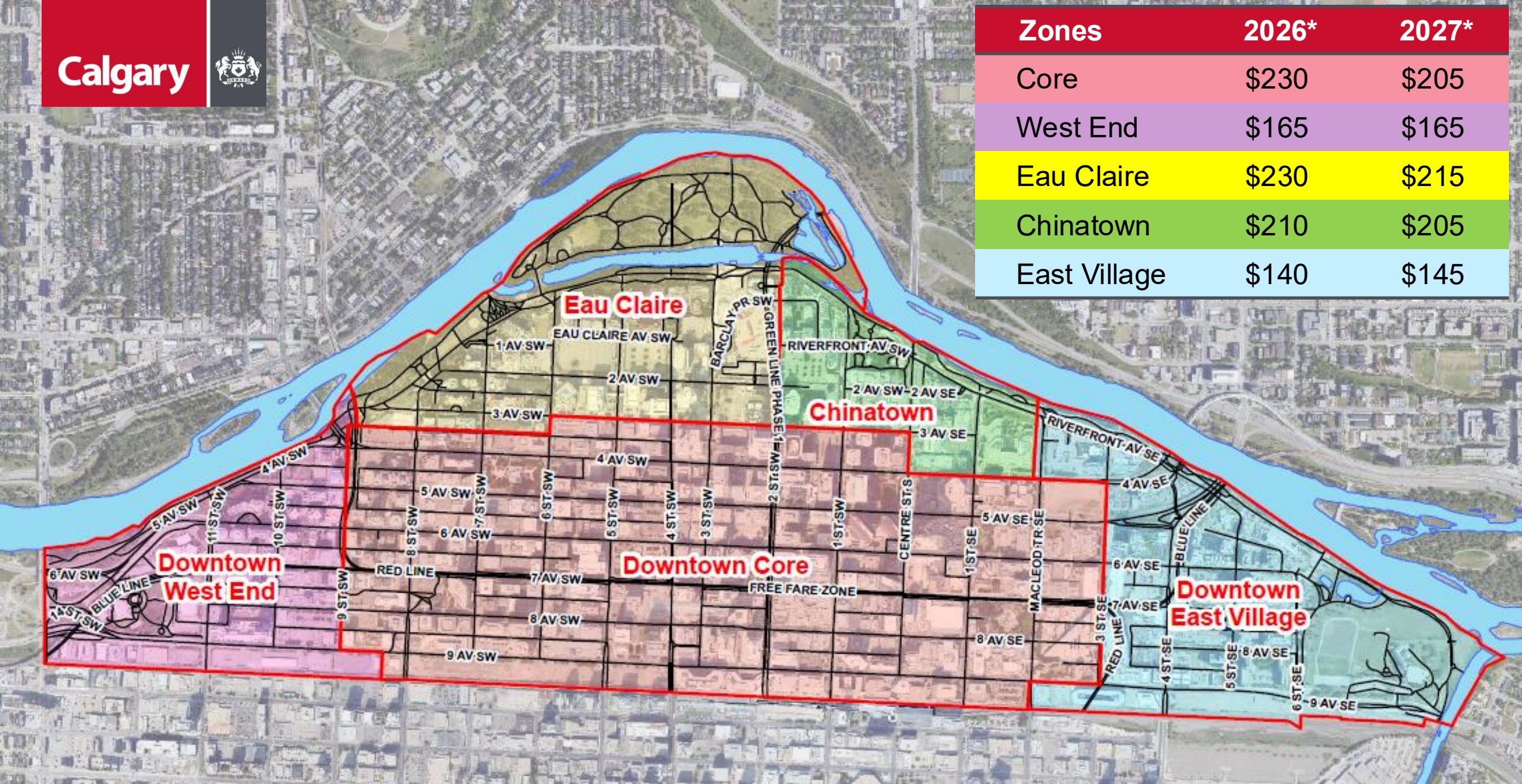
Legend

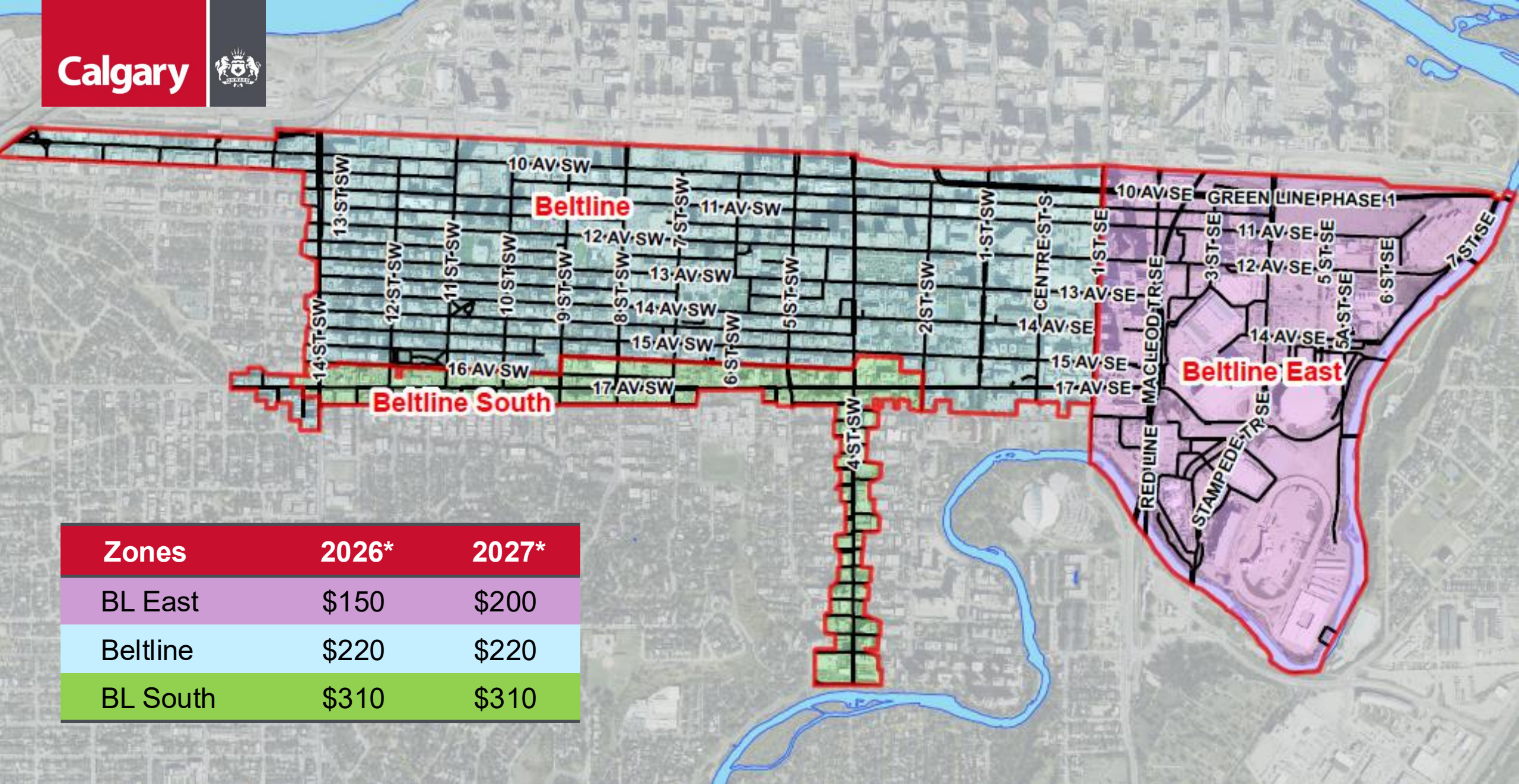
 Communities

of Multi-Residential Sales



Zones	2026*	2027*
Core	\$230	\$205
West End	\$165	\$165
Eau Claire	\$230	\$215
Chinatown	\$210	\$205
East Village	\$140	\$145





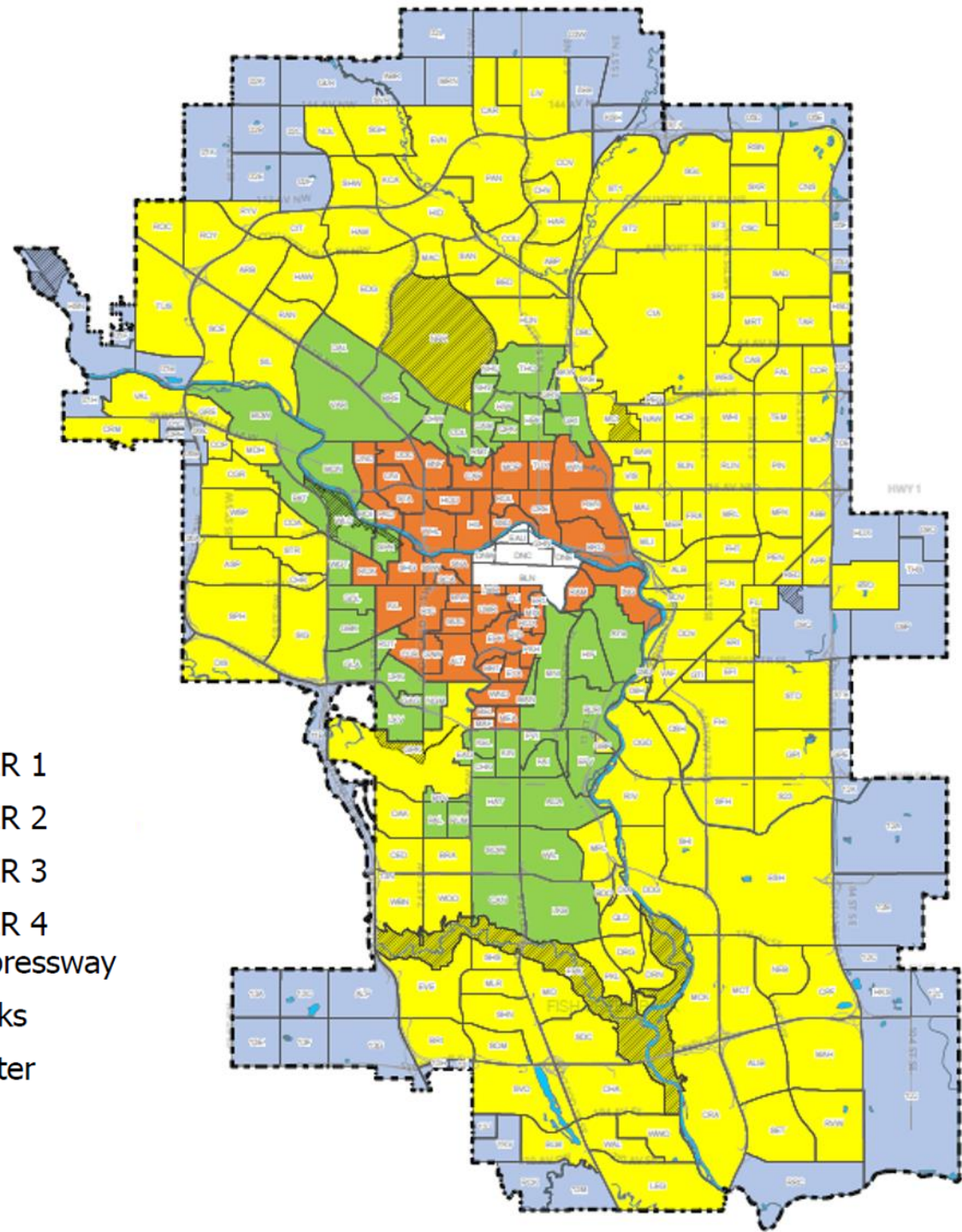
Zones	2026*	2027*
BL East	\$150	\$200
Beltline	\$220	\$220
BL South	\$310	\$310

*Per sqft

Commercial land

TIER

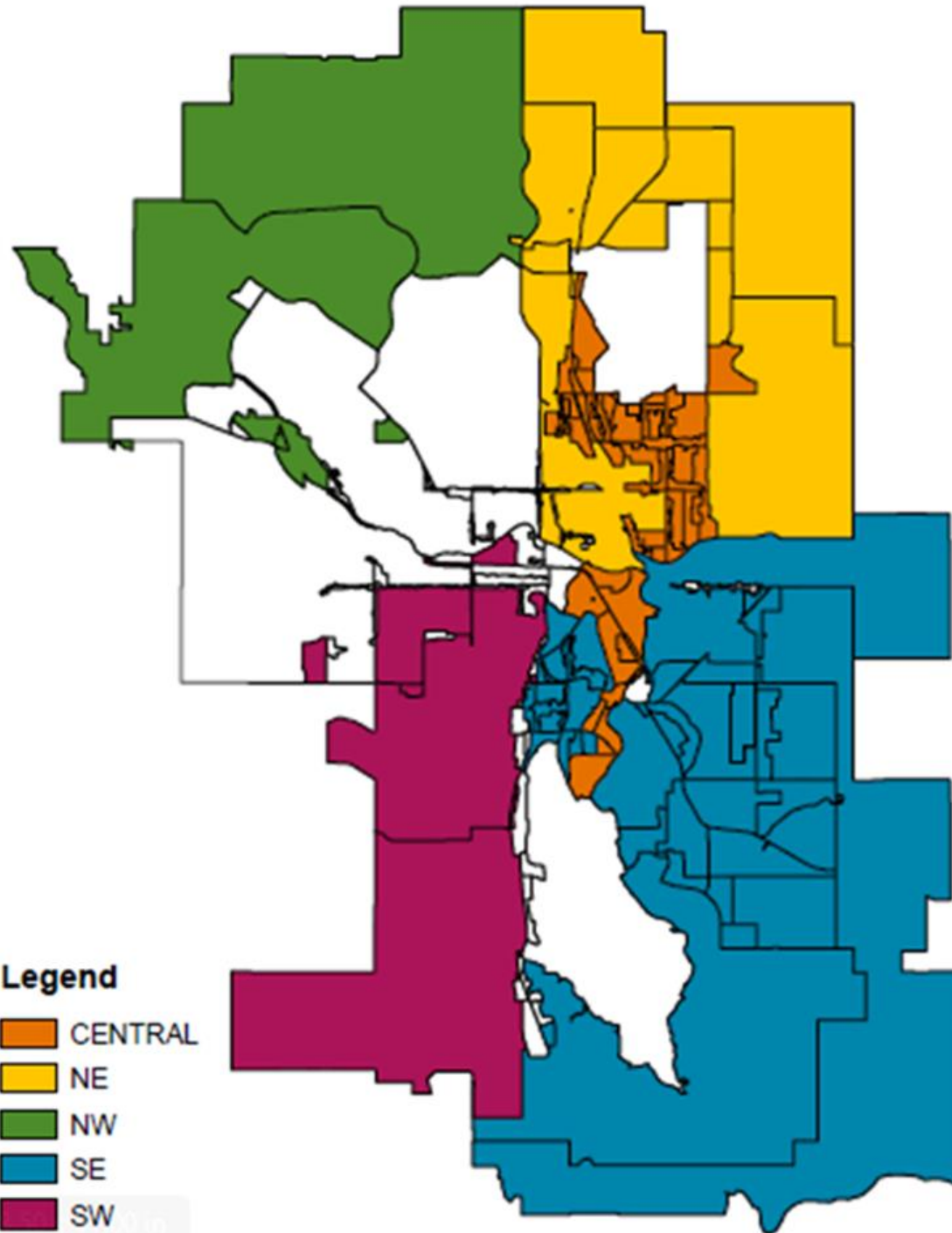
-  TIER 1
-  TIER 2
-  TIER 3
-  TIER 4
-  Expressway
-  Parks
-  Water



Industrial land

Legend

- CENTRAL
- NE
- NW
- SE
- SW





Cost approach

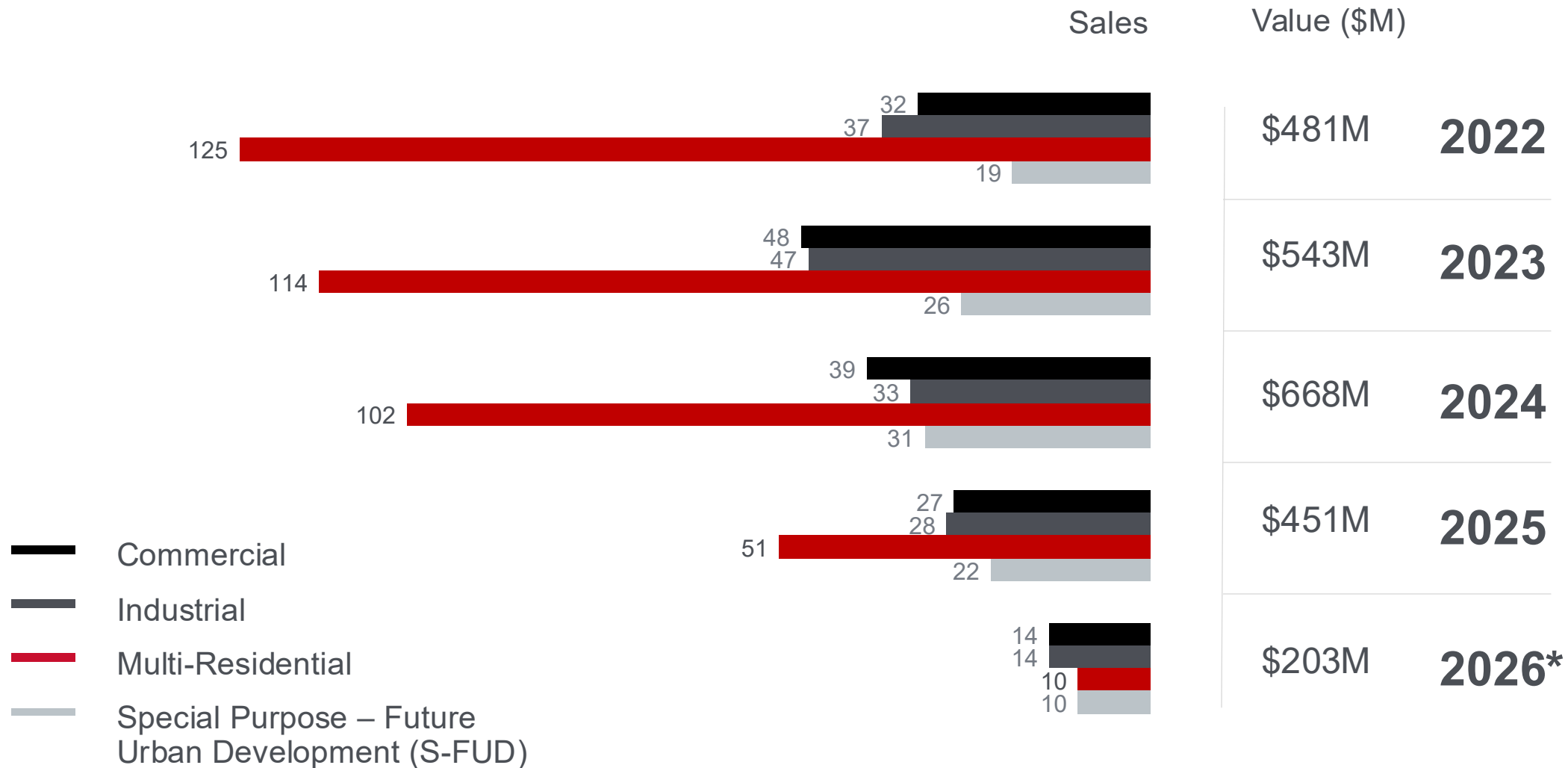
The City of Calgary uses the **Marshall & Swift** costing service to estimate the replacement cost of commercial or specialized improvements.

Similar to 2026, we continue to experience year-over-year upwards momentum as we enter 2027.

In 2027:

Cost values for commercial improvements are increasing generally between **2 per cent to 4 per cent** overall.

Land sales activity



*Jan. 1 to July 1



Notable sale:

330 11 Ave. S.W.

Sale date:
2026 June 26

Land use:
CC-X

Sale price:
\$9M

Property type:
Beltline – land

Size:
35,758 sqft

Price per sqft:
\$252



Notable sale:

1705 Macleod Trail S.E.

Sale date:
2026 April 29

Land use:
DC/CM-2

Sale price:
\$10M

Property type:
Beltline East – land

Size:
38,342 sqft

Price per sqft:
\$261



1005 11 St. S.E.

Price per sqft:
\$195



Photo Courtesy of Curtis Chmielek

New development – Scotia Place

Status: Under construction

Completion date: Fall 2027

Key takeaways

- Residential/Multi-Residential
- Special Purpose
- ▼ Downtown
- ▲ Beltline
- ▲ Commercial
- ▼ Industrial

Questions?