

**Calgary**



# **2025 Property Assessment** **Land and Accommodation Market Trends**

Updated: January 27, 2025



# Executive Summary

I'm pleased to present the 2025 Market Trends Report series from Assessment & Tax. These reports provide property owners with key insights into Calgary's real estate market conditions from July 1, 2023, to July 1, 2024.

This year's findings highlight the strength and resilience of both residential and non-residential sectors. A surge in migration, driven by Calgary's affordability compared to other major markets, has fueled sustained demand across the city. Single residential property values continue to rise due to population growth, while condominiums have seen strong performance as buyers increasingly opt for cost-effective housing. Multi-residential rental properties remain highly sought after, reflecting higher rents and low vacancy rates. For 2025, typical residential assessment changes include single residential properties up 14%, condominiums 22%, and multi-residential properties 10%.

The non-residential sectors also show resilience and growth. Retail properties benefit from new business activity and quick occupancy of vacant spaces, despite broader market challenges. Downtown office values are rebounding, driven by demand for high-quality spaces and the Downtown Development Incentive Program, which has spurred office conversions and sales activity. The industrial sector remains Calgary's strongest, with tight availability of large-format distribution spaces continuing to push values higher. For 2025, the typical non-residential assessment change is 3%, with industrial properties up 5%, offices up 2% and retail increasing by 2%. Overall, Calgary's real estate market reflects sustained growth, adaptability, and resilience, showcasing the city's capacity to attract investment and meet evolving demands in both residential and non-residential markets.

I encourage property owners to explore the Market Trends Reports and supplementary resources at [calgary.ca/assessment](https://calgary.ca/assessment) for a comprehensive understanding of these changes. Our team is available to assist at 403.268.2888.

Sincerely,



Eddie Lee  
Director/City Assessor  
Assessment & Tax





Table of Contents

Contents

Introduction.....i

Calgary Region Economic Trends.....1

Land and Accommodation Real Estate Market Trends.....2

General Land Market Overview.....2

    Centre City.....2

    Downtown.....3

    Beltline.....4

    Commercial Land.....5

    Residential Land.....6

    Industrial Land.....7

    Special - Future Urban Development Land.....8

General Accommodation Market Overview.....9

    Sales.....10

    Data Collection.....10

    Income Approach.....10

Valuation Methodology.....11

    Data Collection.....11

    Sales Comparison Approach.....12

Range of Assessed Rates.....13

Influence Adjustments.....15

Sales information for vacant land properties is also available on Assessment Search ([calgary.ca/assessmentsearch](https://calgary.ca/assessmentsearch)).

For vacant land sales please use this comprehensive list. ([vacant-land-sales.pdf](#))





# Introduction

## What Is Property Assessment?

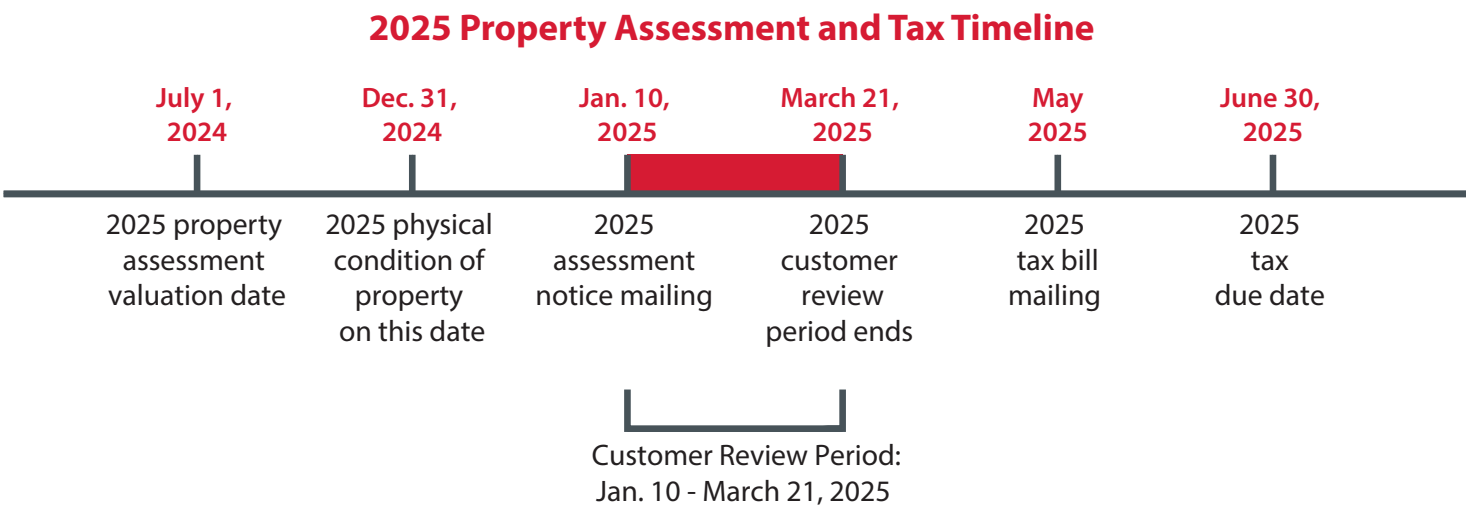
Property Assessment is the determination of a value for a property for taxation purposes. As required by provincial legislation, the 2025 property assessment reflects the market value of property on July 1, 2024 and the physical condition and characteristics of property as of December 31, 2024.

## How We Assess Properties

The City annually assesses properties under a market value standard using mass appraisal techniques. Depending on the type of property, we use one of three approaches to determine market value:

- **sales comparison:** comparing to sales of similar properties.
- **income:** capitalize the income being generated by the property.
- **cost:** land value and the depreciated replacement cost of the improvement.

Most residential properties are assessed using the sales comparison approach. For non-residential properties, we may use any one of the three approaches. Some property types, such as farm land, are subject to standards other than market value.

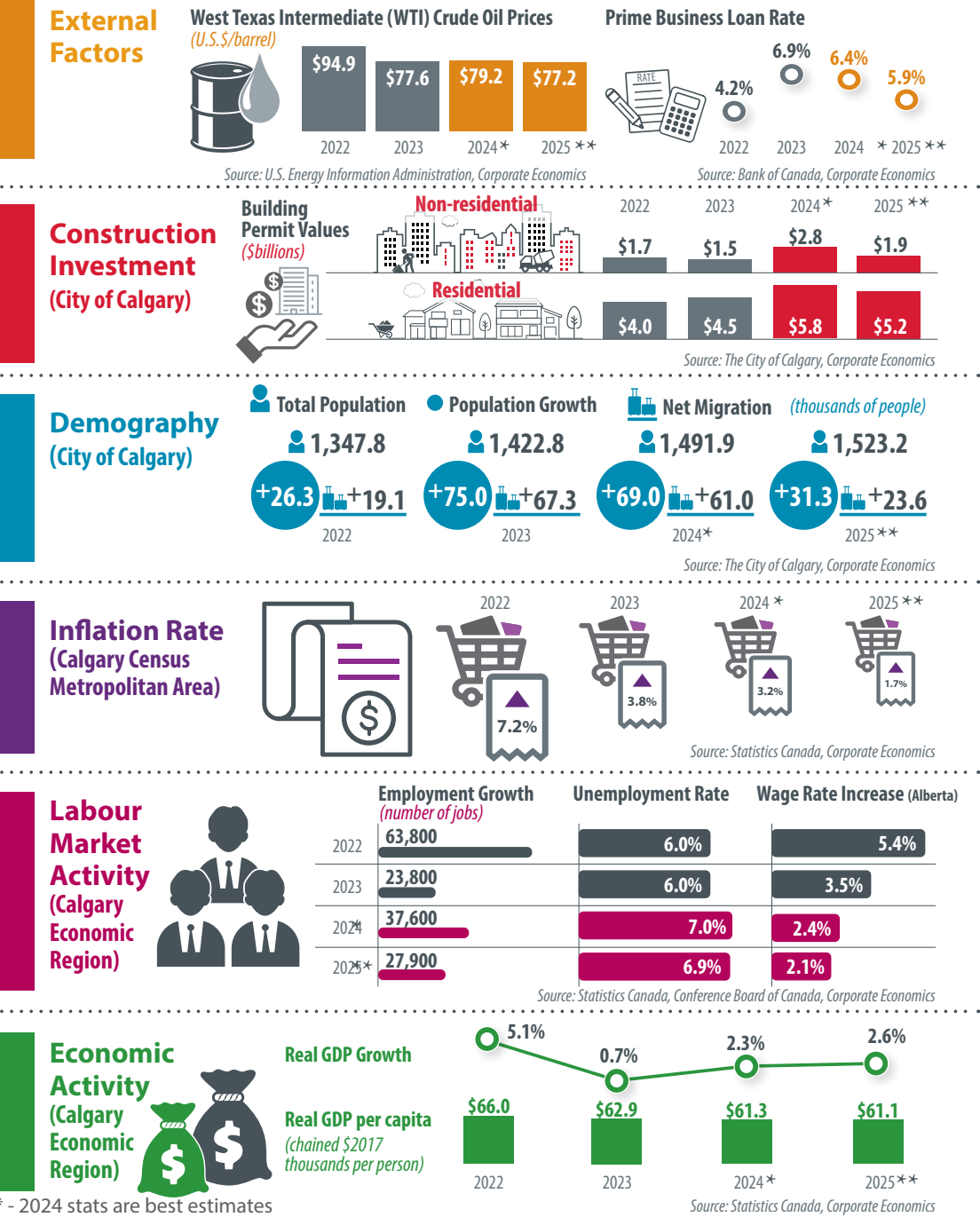




# Calgary Region Economic Trends

Calgary economy has remained resilient in the face of tight monetary policy initiated by the Bank of Canada to curtail the elevated inflation environment experienced in 2023 and 2024. The economy is expected to see real GDP growth increase by 2.3 per cent in 2024, supported by public and private investments in infrastructure and real estate, robust consumer expenditures and exports. Though, regional consumer price inflation remains above the national rate of inflation and above 3.0 per cent, the apparent end of restrained monetary policy cycle in H2 2024 is a welcome relief to consumers and business confidence. The Calgary economy in 2024, is expected to outperform Alberta and Canada. The expected lower crude oil price path and the evolving environmental regulatory emissions restrictions in Canada should continue to pose significant production and investment challenges to the oil and gas industry in Alberta.

Strong influx of net migration into the region saw population grow in 2023 (by 5.6 per cent) and in 2024 (by 4.9 per cent). The subsequent lack of initial housing stock availability has driven shelter cost inflation, a culprit to the sustained consumer price inflation of 3.2 per cent experienced in the region in 2024. However, the strong influx of net migration into the region in 2024 saw labour force growth outpace employment absorption causing unemployment rate to rise to 7.0 per cent in 2024. This influx of people to Calgary supported not just increased household consumption but slower industry aggregate wage pace growth as more people were generally available to work. The persistent, strong population growth and weak labour productivity growth has aided a lower standard of living (represented/measured using the real GDP per capita) in the Calgary region in 2024.



Inflation Rate  
(Calgary Census Metropolitan Area)

2022

2023

2024\*

2025\*\*

7.2%

3.8%

3.2%

1.7%

Source: Statistics Canada, Corporate Economics

Labour Market Activity  
(Calgary Economic Region)

Employment Growth  
(number of jobs)

Unemployment Rate

Wage Rate Increase (Alberta)

2022

2023

2024\*

2025\*\*

63,800

23,800

37,600

27,900

6.0%

6.0%

7.0%

6.9%

5.4%

3.5%

2.4%

2.1%

Source: Statistics Canada, Conference Board of Canada, Corporate Economics

Economic Activity  
(Calgary Economic Region)

Real GDP Growth

Real GDP per capita  
(chained \$2017 thousands per person)

2022

2023

2024\*

2025\*\*

5.1%

0.7%

2.3%

2.6%

\$66.0

\$62.9

\$61.3

\$61.1

Source: Statistics Canada, Corporate Economics





# General Land Market Overview

In the year leading up to July 1, 2024, the number of vacant land sales increased across the city. However, each market segment shows varying increases and decreases in sale prices and ultimately assessed values. Overall, there was an uptick in the number of sales transactions in the Centre City. Each area of the Downtown experienced decreases in assessed values. Values remained stable or increased slightly in the Beltline from roll year 2024. The exemption being BL East, which experienced a slight drop in assessed value per square foot.

For residential and multi-residential land, sale prices per square foot increased slightly from the previous year, especially in the inner-city areas. The volume of commercial land sales remained similar to the previous year, demonstrating a steady demand. To acknowledge additional factors such as location and timing for commercial developments, a new tier system has been implemented for roll year 2025, to appropriately group communities and sales, to achieve accurate assessed values.

The sale volume for industrial land trended upward during the most recent year. Similar to the strength of the warehouse market, industrial land experienced increases in value for all sectors of the city. Notably, the central area experienced the greatest increase in value.

## Supply

Calgary’s positive population growth has led to investment and ultimately an increase in land absorption. The City estimates that 1,012 hectares of land will need to be absorbed over the next five years to meet the housing needs of a growing population. As of April 2018, the planned land supply was estimated to provide 26 to 28 years of residential land supply. The map of Calgary’s vacant land inventory shows that the Northeast and Southeast quadrants are expected to capture 75% per cent of new suburban growth (source: City of Calgary Suburban residential Growth 2019-2023).

New for 2025, City Council approved and implemented a rezoning strategy for residential properties. This was intended to increase the supply of housing, encourage diverse housing, and support affordable housing opportunities. The rezoning resulted in a change from twenty-seven existing residential land use designations to three (R-G, R-CG and H-GO) land uses.

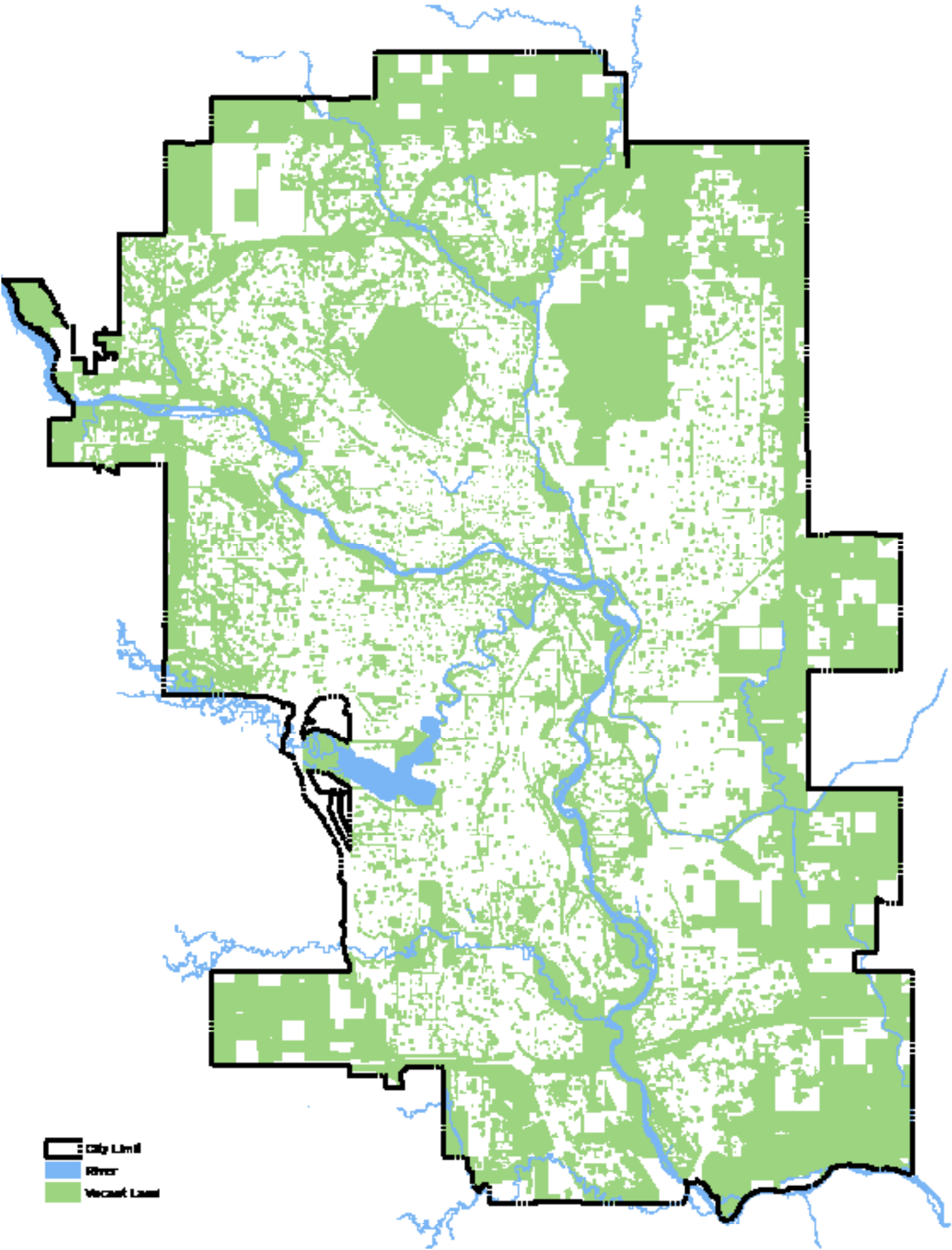
In 2017, Calgary had added several new land uses to encourage a mix of residential and commercial development. Calgary continues to support mixed-use land supply to encourage the development of communities featuring a mix of dwellings with accessible retail, recreational, and employment areas in the community (source: Municipal Development Plan).

## Centre City

Centre City refers to the geographic centre of Calgary. It contains the following communities: Downtown Core, Beltline, Eau Claire, Chinatown, East Village, Victoria Park, and Mission. This region has a unique set of land-uses that are conducive to development of high-density and mixed-use properties which is typical of the central business district.

## Downtown

The Downtown is more specifically comprised of the Downtown Core, Eau Claire, West End, Chinatown, and East Village. It is bordered by 14th Street to the west, the Bow River and Prince’s Island Park to the north, the Elbow River to the east, and the CPR mainline tracks to the south. These areas contain primarily high-density commercial use, while the periphery tends to be high-density multi-residential uses.





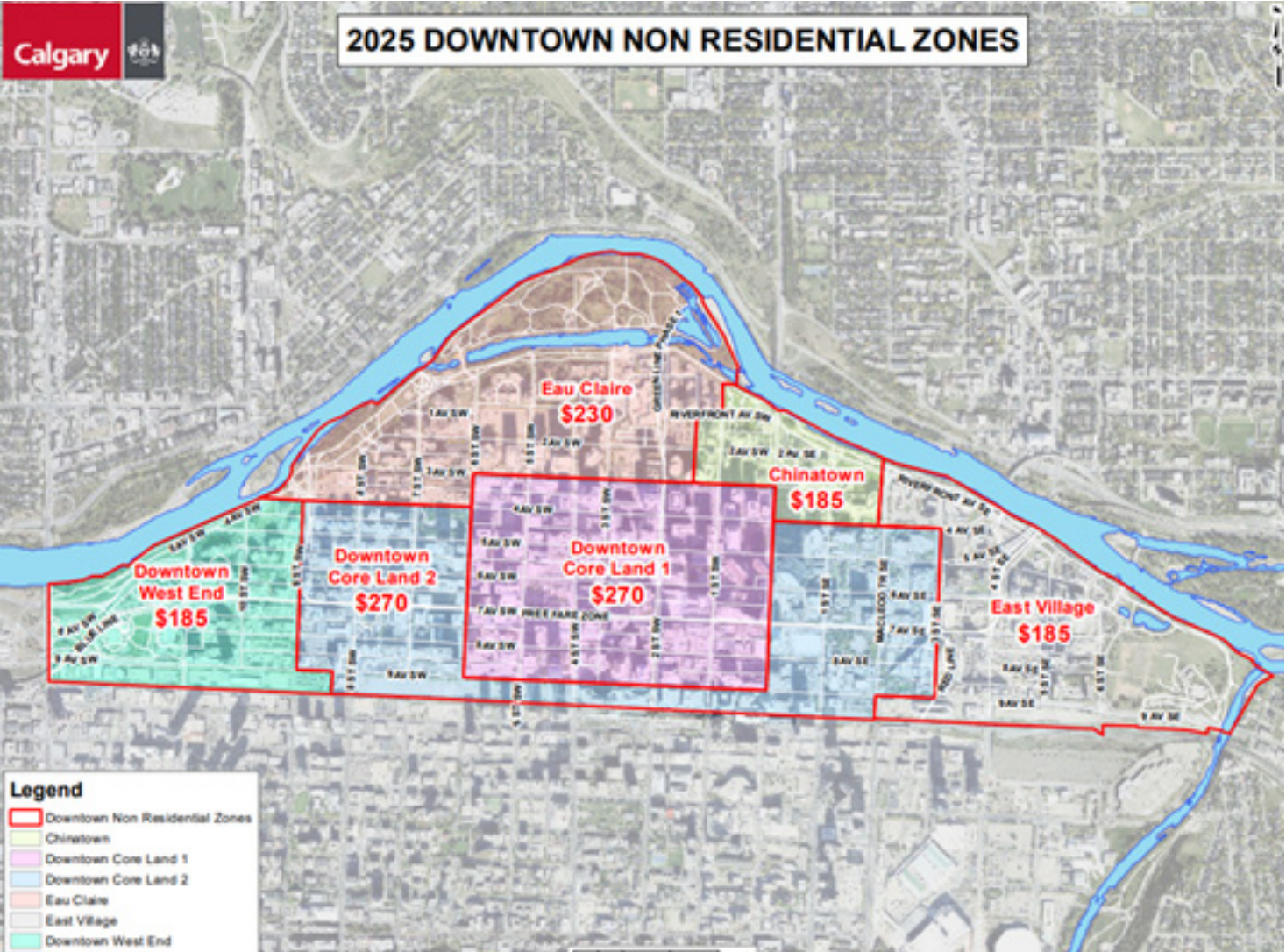
General Land Market Overview (cont)

Land Market Activity

Challenging market conditions continue within the Downtown land market, with a downward trend in sale prices in 2024. There has been an increase in the number of sales in the Downtown area over the past year. This trend is reflected in assessed rates of the Downtown land, with most rates in the core decreasing year-over-year.

The areas referred to as Downtown Core 1 and Downtown Core 2 make up the most inner portion of the Downtown Core. For 2025, the two zones are assessed at the same rate of \$270 per square foot. This is due to consistent sales activity across the two zones, similar property types, and land use. The decrease in rates (per square foot) is largely attributed to the commercial land demand within this area and the ongoing challenges with high vacancy within the office market. Market indicators, collaboration with industry professionals, and feedback from market participants, further support the decrease in assessed values for roll year 2025. Outside of Downtown Core Land, rates have remained relatively stable with slight decreases. Overall, market activity in Downtown suggests values are trending downwards.

Areas in the Downtown with higher concentrations of residential developments have fared relatively well. Residential developments are continuously being encouraged and becoming more prevalent. This is evident with the support for office building conversions into residential buildings. A notable Downtown redevelopment project is the formerly YMCA site in Eau Claire, which will be converted into a health club, opening for operations in 2025. However, continued office occupation challenges and uncertainty around the Downtown market have put continued downward pressure on these areas. Recent sales activity indicate rates to be \$185 per square foot in the West End, Chinatown, and East Village (-3% from 2024), and a rate of \$230 per square foot in Eau Claire (-4% from 2024).



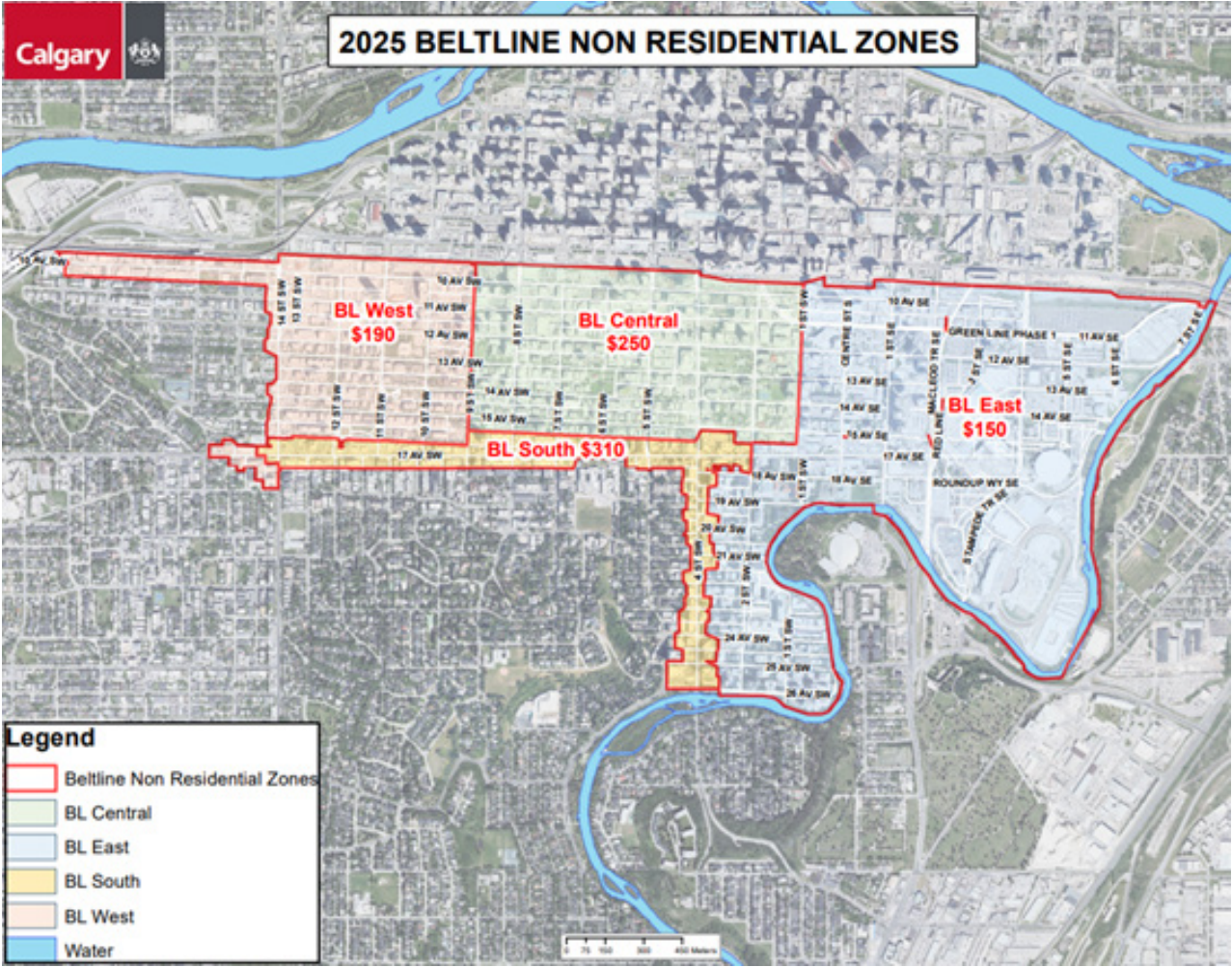


General Land Market Overview (cont)

Beltline

The Beltline is located immediately south of Downtown, separated by the CP rail tracks that run between 9th and 10th Avenue south. This area has experienced substantial gentrification over the past decade and there continues to be investment in the area. The Beltline is seeing increased investment, including several planned and/or proposed mixed-use development proposals and projects along 17th Avenue and multi-family projects within the interior of the beltline. These projects include: the Enzo, Sovereign, Sentinel and the Vesta properties project to name a few. The planned Event Centre in Beltline East will act as an anchor for the planned entertainment district adjacent to the Stampede grounds and encouraging redevelopment and revitalization in the immediate area. The Beltline continues to influence the entertainment, restaurant, and night life scene in Calgary. These amenities continue to appeal to developers as they continue to invest in Calgary’s foremost destination entertainment district.

Rates across the Beltline have been generally stable from roll year 2024 to 2025 with stable land sales activity in all areas of the Beltline. BL East experienced the most transactions, likely a result of the new Event Centre arena plans approved in 2024. The BL East area still needs time to reach its potential, as a result, the BL East rate has decreased to \$150 per square foot. Differing from this trend is BL Central, there was an increase in sales in Central BL which has resulted in a rate increase to \$250 per square foot. Similarly, the BL West rate experienced a slight increase to \$190 per square foot. BL South includes BL6 which spans 17th Avenue SW from 2nd Street SW through 14th Street SW, and BL7 which encompasses 4th Street SW from 17th Avenue to Elbow Drive. This pedestrian-oriented area encompasses many shops, restaurants, bars, and entertainment areas. The new Vesta sale, demolition, and potential redevelopment plans illustrates the direction the Beltline district is trending. This area represents increased investment opportunities and high demand to own and redevelop in this area. With an increase in recent sales in BL South, the 2025 assessed rates have experienced an upward trend to \$310 per square foot.





General Land Market Overview (cont)

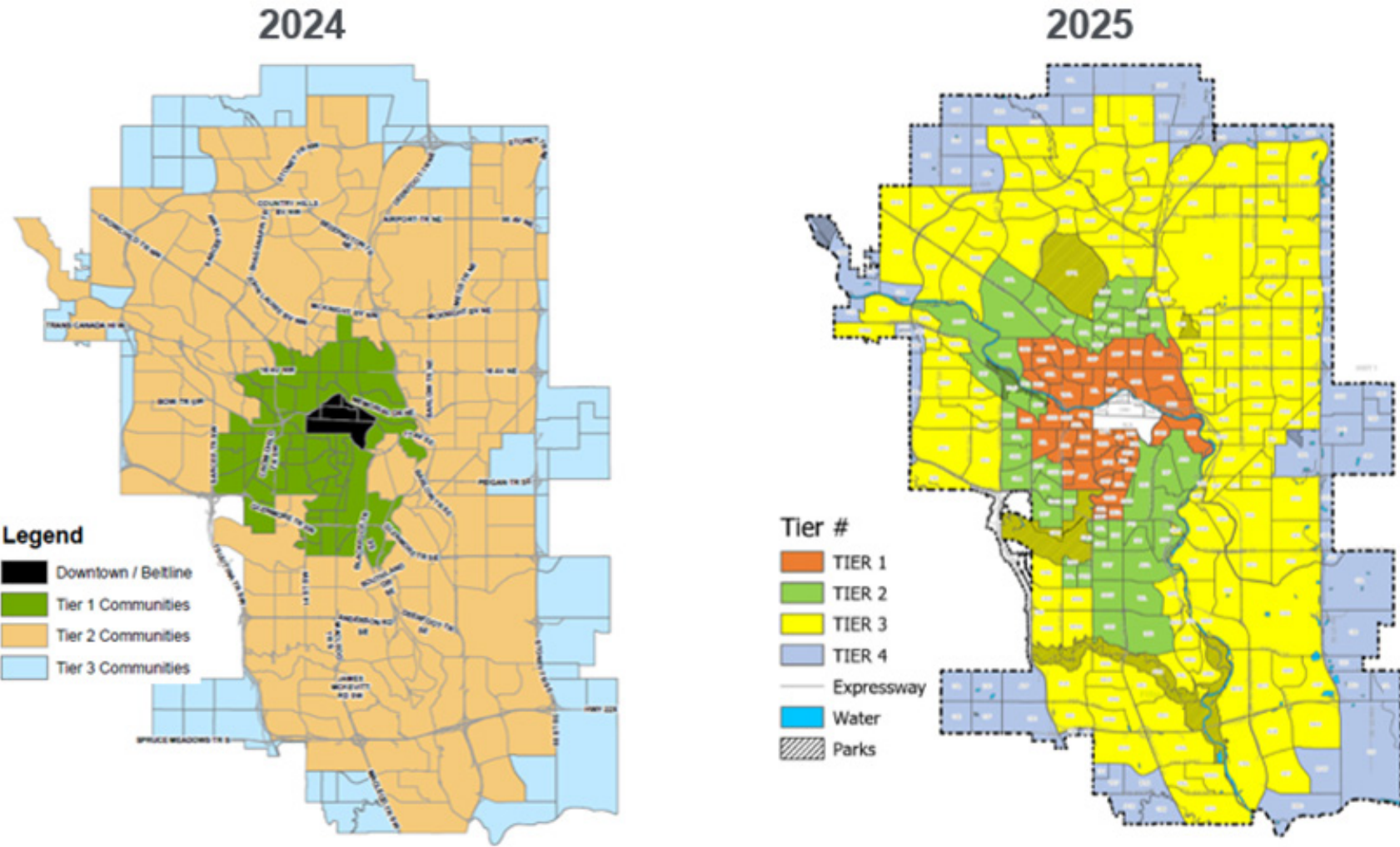
Commercial Land

Commercial land generally permits retail or office uses which are typically situated within communities, corridors, and regional districts with permitted uses defined by The City of Calgary’s Land Use Bylaw 1P2007. Commercial land use designations (LUD) include Commercial-Community District (C-C#), Commercial-Neighbourhood District (C-N#), Commercial-Corridor District (C-COR#), Commercial-Office District (C-O), Commercial-Regional District (C-R#), and Mixed-Use District (M-U#).

Market Activity

To recognize locational factors of development for commercial parcels, a new tier system has been implemented for 2024. The previous 3-tier system was no longer accurately capturing the trends of the market. The new system is a 4-tier breakdown to better group communities with more similar comparables. Reviewing the former Tier 2 area, it spanned too sizeable of an area grouping communities that were dissimilar, such as Varsity and Livingston in the North or Oakridge and Legacy in the South. For 2025, the new tier system provides more accurate grouping results for commercial land rates.

Sales volume for commercial land remains stable from previous years. Values in Tier 1 and 4 will be generally flat with slight decreases year over year. Whereas Tier 2 and 3 will experience some fluctuation up or down because of the new tier community breakdown. Overall, commercial land will experience decreases in smaller properties, while medium to large parcels will remain stable year over year. Highly commercialized neighborhoods such as Kensington, West Hillhurst, Marda Loop, and Inglewood have generally remained stable to a slight increase year-over-year.





General Land Market Overview (cont)

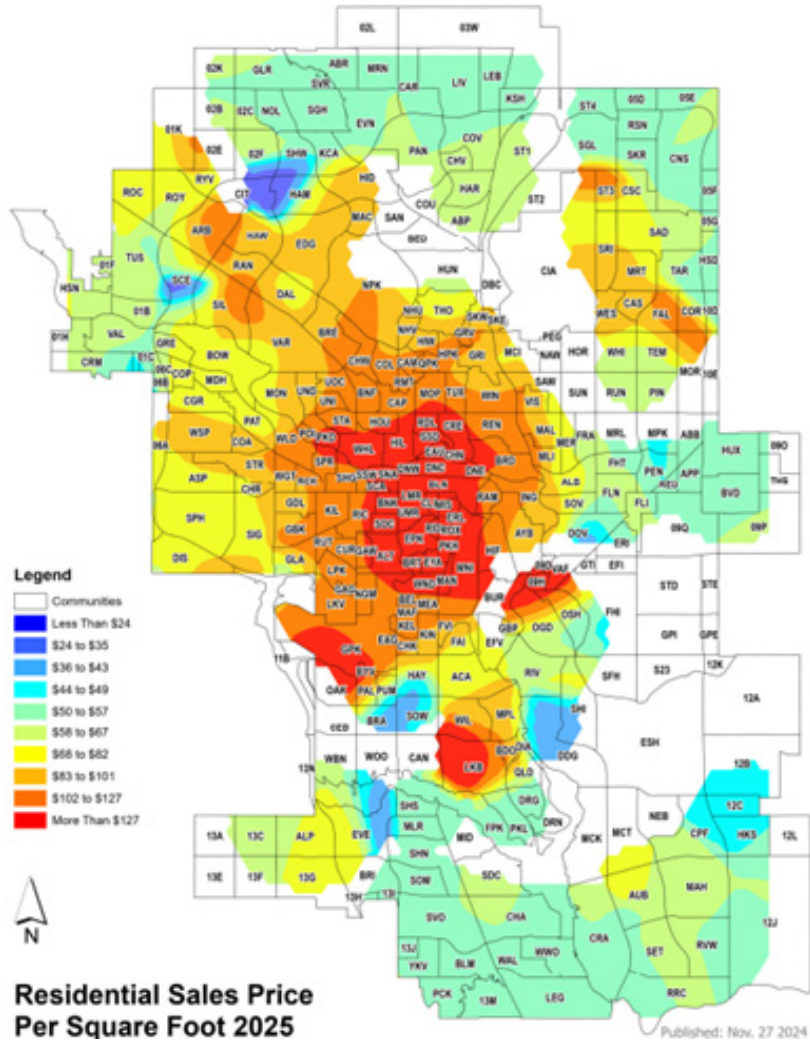
Residential Land

Residential land consists of both low density residential and multi-residential land uses. On May 14, 2024, City Council approved a residential zoning consolidation for Calgary. This decision has resulted in a change from 27 different residential Land Use Designations in Calgary to 3. The zoning changes in effect include the following land use zones: R-G: Residential – Low Density Mixed Housing, R-CG: Residential – Grade Oriented Infill, and H-GO: Housing Grade Oriented District

The consolidation of land use designations was a result of work conducted by Calgary’s Housing Strategy Group. The intent of this rezoning is to ease planning approvals, increase the supply of housing, and ensure diverse housing and support affordable housing. With the consolidation of land uses, all residential land areas in communities are consistent throughout the city.

Market Activity

More than 8,700 residential land sales occurred between July 1, 2019, and June 30, 2024. Most of the vacant land sales transactions occurred in developing areas where the largest availability of vacant land supply exists. In general, both single residential and multi-residential land sale prices have increased year-over-year. For 2025, multi-residential properties are experiencing fewer sales transactions and higher values. Several suburban communities exhibited a higher price per square foot sale price based largely on proximity to desirable services and amenities, such as lake frontage or views, which continue to sell at a premium. Calgary has seen a few newer communities experiencing an increase in vacant land transactions, such as Haskayne, Pine Creek, and Glacier Ridge which is to be expected as these areas continue to grow and develop. The North community of Moraine (previously labelled Ambleton) experienced one of the largest upswings in sales, with 230 transactions occurring within July 1, 2023 to June 30, 2024.





General Land Market Overview (cont)

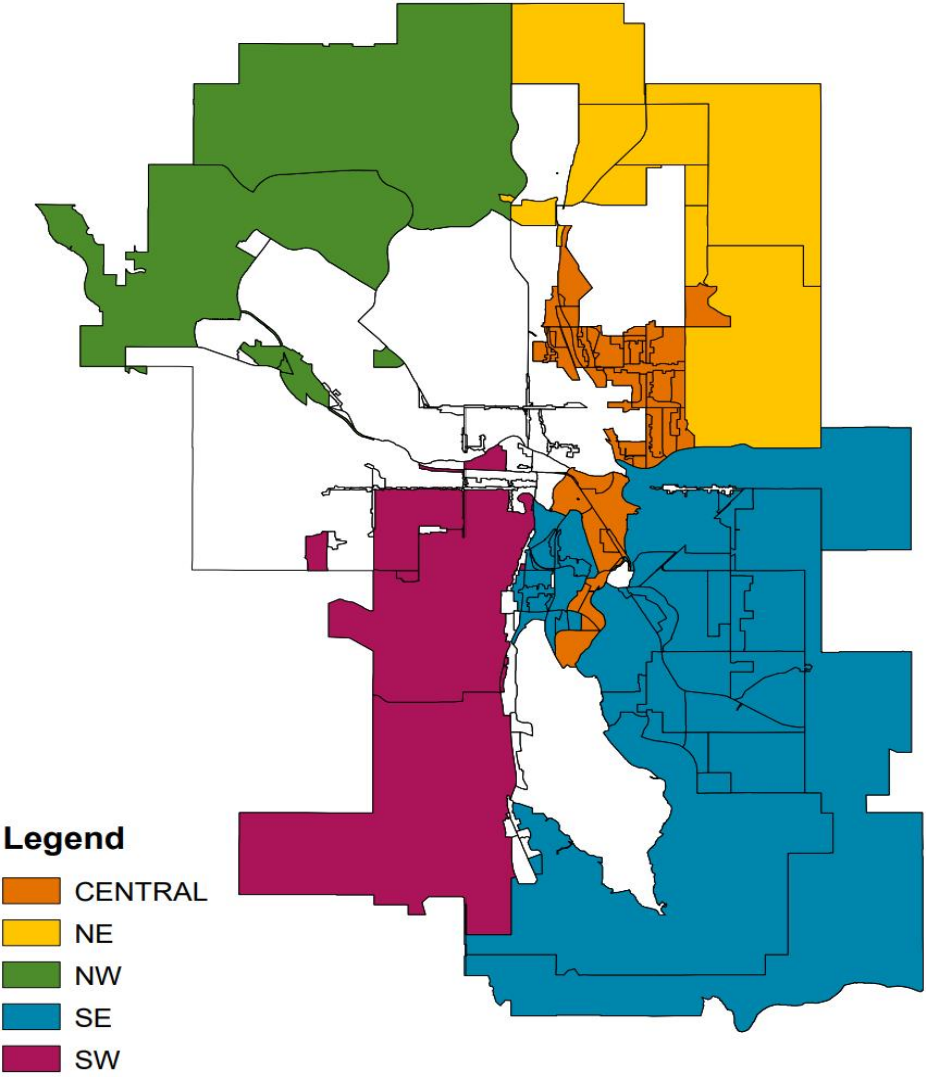
Industrial Land

Industrial land uses allow for a variety of industrial operations and some commercial uses. Calgary’s industrial sector boasts approximately 76 square kilometers of Industrial-zoned land, which represents nearly 13 per cent of total city land. Industrial land uses include: Industrial-General (I-G); Industrial-Commercial (I-C); Industrial-Business (I-B); Industrial- Outdoor (I-O); Industrial-Heavy (I-H); Industrial-Redevelopment (I-R); and Industrial-Edge (I-E) district.

Market Activity

The number of industrial land sales remained steady year-over-year. Around the city, industrial fundamentals remain strong and continue to support economic development and diversification in Calgary. All sectors of industrial land are experiencing increases in value for 2025. Industrial land rates in the central area in general, East Sheppard parcels, and I-O land uses are experiencing larger year-over-year increases. For I-O parcels, this increase in value is attributed to an uptick in industrial land sales with the land use I-O.

A notable industrial development is the new fully serviced Constellation Industrial Park (600 acres net) in Southeast Calgary. It is situated north of Glenmore Trail, east of 52 ST, west of the ring road and south of Peigan Trail SE. This park will experience phased development from 2024 to 2030. Another notable development is the Stonegate Industrial Park in northeast Calgary, where 2 million square feet of industrial space exists, and an additional 871,000 square feet of space is under construction.





General Land Market Overview (cont)

Special - Future Urban Development Land

Special – Future Urban Development (S-FUD) zoned lands are lands awaiting future development and re-designation. S-FUD is a transitional land use. As development becomes imminent, these lands are re-zoned to reflect their future use. There are approximately 40,000 acres of S-FUD lands within Calgary. Generally, the supply of S-FUD land decreases each year as these lands are re-zoned for future use. As development approaches, S-FUD zoned parcels, they increase in value. For assessment purposes, S-FUD lands are categorized into one of four possible stages, which reflect the potential timing of future development:

S-FUD1 - furthest from potential development in terms of proximity and time; generally located near the border of the municipality and typically unserved lands.

S-FUD2 - closer to development than SFUD1, but typically not part of an area structure plan; long term development timeframe and generally unserved or partially serviced.

S-FUD3 - may or may not be serviced; usually falls within an area structure plan and is likely to be developed in medium to long term, approximately 15 to 20 years.

S-FUD4 - usually serviced or near servicing; short to medium term development land with a 3-to-5-year development time frame; the closest to future development in proximity and timeline of all S-FUD classifications.

Market Activity

There has been a consistent volume of S-FUD land sales between July 2019 through to July 2024. Notably, S-FUD land sales have seen an upswing over the prior year. Overall, S-FUD parcels are experiencing an increase in value in roll year 2025. Parcels that are in areas without area structure plans have flat changes, whereas small S-FUD parcels near to available servicing continue to transact at a higher rate. There have been several large S-FUD parcel land acquisitions by developers for suburban developing residential communities located largely in the north part of the city. The land supply for each S-FUD category remains largely unchanged from the previous year.

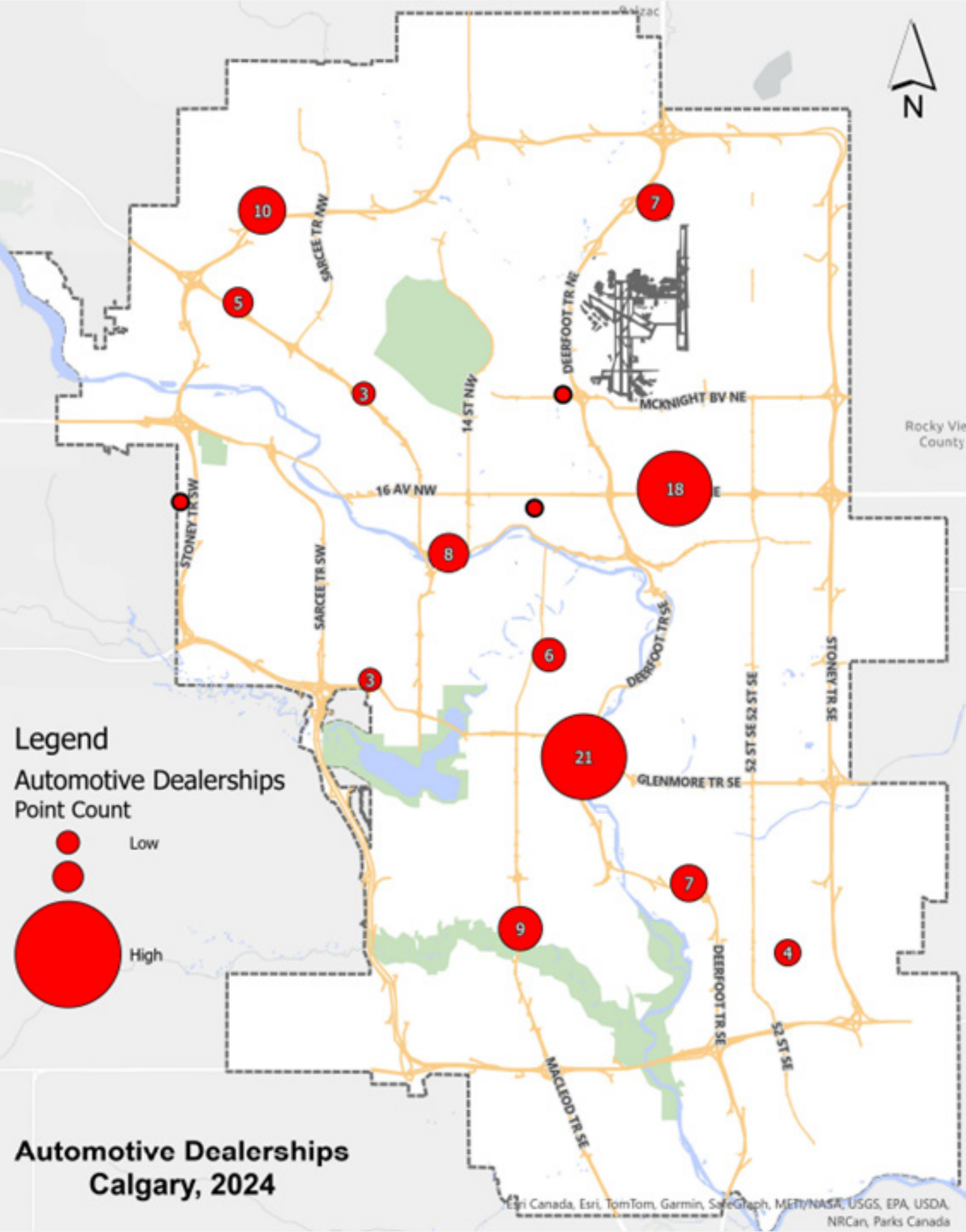
Automotive Dealerships

Automotive Dealership encompasses retail properties that are purpose built for motor vehicle sales and service. Typically, automotive dealerships contain a showroom, service shop, parts counter, and car wash bays. Automotive dealerships will continue to be valued using the cost approach. From 2024 to 2025, dealership values remained relatively stable.

There are new dealerships that opened this year or are nearing completion for 2025. The Country Hills Ford in the NE community of Stonegate Landing was recently completed and opened in 2024. Wolfe Cadillac Calgary, a new dealership in southwest Calgary is currently under construction and intends to open in 2025. These new developments illustrate how automotive dealerships are still in demand in the current market.

House Conversions

House conversions are residential houses which have been converted partially or fully into interim commercial uses. Typically, the sales approach is applied to these properties. In some cases, land value can exceed the sale value of a property, in this case land value is used to reflect market value. House conversion properties experienced slight increases in value year-over-year.

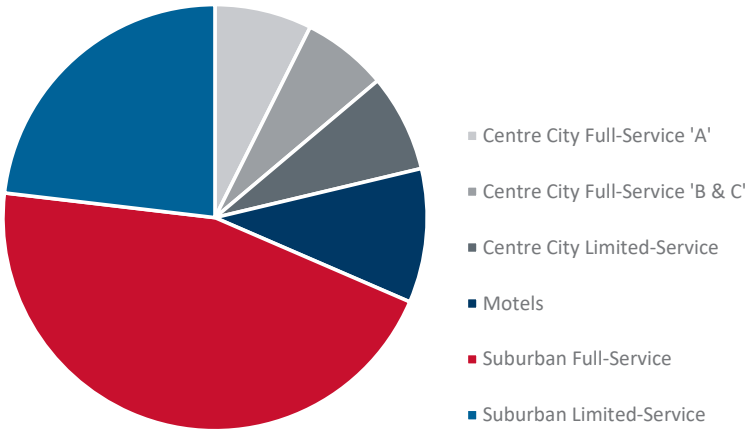




General Accommodation Market Overview

FFrom July 1, 2023 to July 1,2024, the Hotel industry has continued its recovery, though some hotels have recovered more than others. Income is up across the board, but occupancy varies. For the 2025 assessment roll, there are approximately 100 accommodation properties in Calgary, organized by type and location.

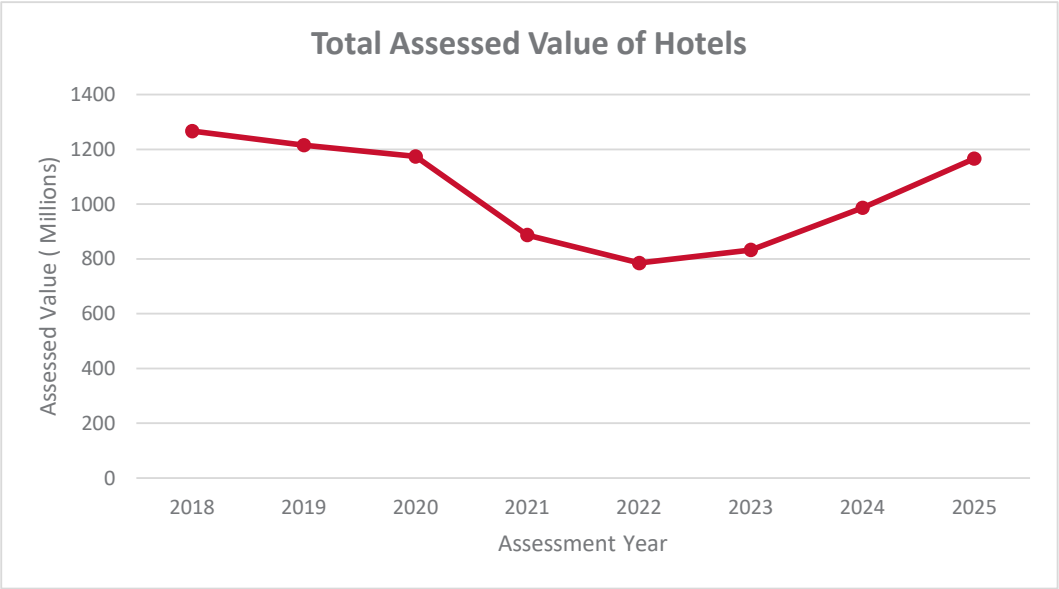
Hotel Inventory Distribution



Full Service (FS) hotels offer diverse amenities like restaurants, pools, spas, business centres, shops and more, surpassing limited-service options. In Centre City, they’re categorized into A and B&C Classes. Limited-Service (LS) hotels offer budget rooms in multi-story buildings with fewer amenities than full-service hotels, featuring limited dining, pools, and spas. Motels are typically one to three-story buildings with simple rooms, basic amenities, and limited common areas, offering easy parking and consistent décor throughout.

The recovery for the different sub classes of accommodation properties will depend on various market factors, and how sharply their assessments decreased in 2021 and 2022. The Total Assessed Value Chart below shows that values have come a long was to recovering to the highs seen in the pre- pandemic accommodation market.

Valuing accommodations is a complex process that goes beyond quantifying land, asset, or income values. The City considers several market factors that impact the supply and demand of accommodation properties, such as sensitivity to external influences on income as well as the diversity of accommodation types and services offered. Owners are encouraged to communicate any concerns they have about their assessed values with The City.





General Accommodation Market Overview (cont)

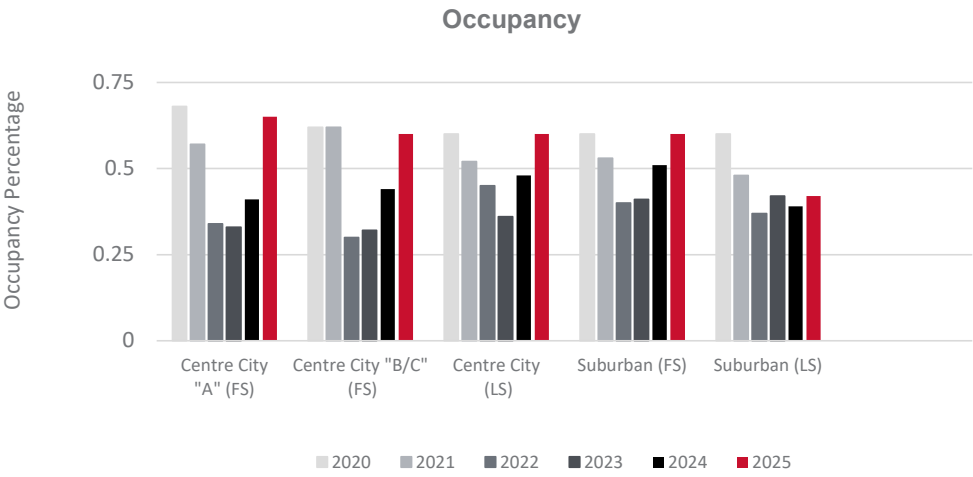
Sales

The table below show the recent hotel sales from 2020-2024.

Hotel Name	Address	Sale Date	Sale Price
Coast Calgary Hotel & Suites by APA	610 4 AV SW	2022-07-29	\$20,475,000
Days Inn by Wyndham	4416 16 AV NW	2024-05-01	\$7,350,000
Town & Country Motor Hotel	1825 50 ST SE	2021-10-08	\$4,000,000
Super 8 by Wyndham Shawnessy	60 Shawville RD SE	2024-08-08	\$5,300,000
Country Inn & Suites	2481 39 AV NE	2024-03-08	\$4,500,000
Best Western Airport	1947 18 AV NE	2019-03-05	\$5,750,000
Delta Hotels Calgary South	135 & 227 Southland DR	2024-07-17	\$11,950,000
Hilton East Village	7114 ST SE	2024-06-22	\$47,482,400
Emerald Hotel & Suites Calgary Airport	2750 Sunridge BV NE	2024-02-09	\$15,000,000
Hampton Inn & Suites by Hilton Calgary - Airport	2420 37 AV NE	2024-02-03	\$10,956,250
Super 8 by Wyndham Macleod Trail	7505 Macleod TR SW	2023-11-02	\$9,075,000
Best Western Airport	1947 18 Avenue NE	2023-09-05	\$6,200,000

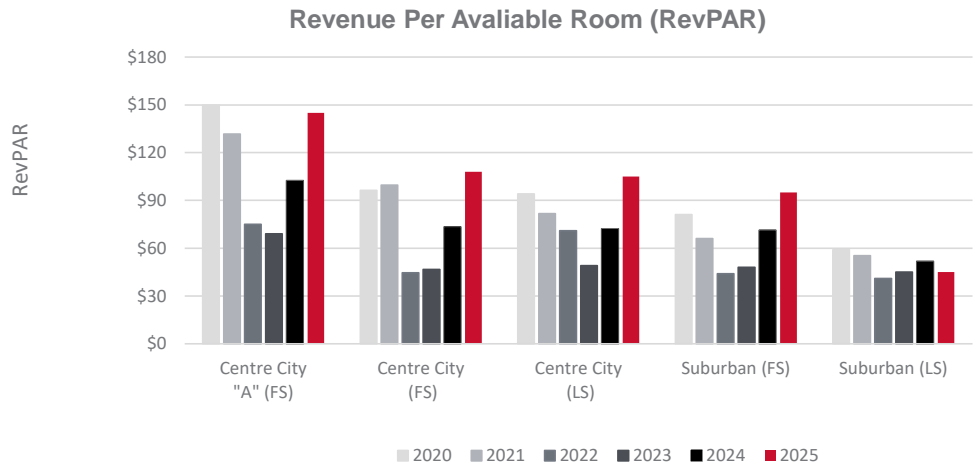
Occupancy

The information illustrated in the chart below represents the supply of Full Service (FS) and Limited Service (LS) hotels as of July 1, 2024. Occupancy rates have seen a recovery from July 1, 2022 to July 1, 2024, particularly for Full-Service properties, but have not yet reached pre-pandemic levels.



RevPAR

Revenue per available room (RevPAR) is the primary performance metric used in the accommodation industry and is calculated by dividing the total guest room revenue by the total number of available rooms. As shown below, several classes are seeing large increases including the non-A class Centre City properties. The chart below outlines information received as of July 1, 2024.





# Appendix A : Land Valuation Methodology

## Data Collection

Accurate data is the foundation for creating high quality market value assessments. In order to find the most accurate data possible, a variety of sources are relied upon



### Assessment Request for Information (ARFI)

Every year, The City distributes a survey to property owners. This survey asks owners to confirm the physical data on record for their property. It also asks them to confirm the accuracy of lease information for their property. Property owners are able to identify any errors or required changes and then return that information for use in future years assessments.



### Physical Inspections

City staff conduct site inspections of properties. The purpose of these inspections is generally to confirm the accuracy of our physical data.



### Market Information

The City receives all land transfers of properties directly from the Government of Alberta’s Land Titles Office. While this information provides a great deal of insight into the market, industry market reports and real estate data services are also closely monitored and researched.

For more information about the ARFI process, visit [calgary.ca/assessment](http://calgary.ca/assessment)

# Appendix A : Land Valuation Methodology (cont)

## Sales Comparison Approach

In order to develop accurate assessments, economic (sales) data is compared to physical data in order to determine what market factors contribute to value within the vacant land sector. Once the factors that impact value are determined, market analysis is conducted to determine each specific factor value. The factor values are applied to vacant land properties to arrive at market value.

### Diminishing Returns

Diminishing returns are applied to applicable land rates by the City of Calgary with the exception of the Downtown and Beltline. Diminishing returns are usually applicable to large suburban development sites and exclude core areas. The principle of diminishing returns states that adding more units of production will produce greater net income up to a certain point and at this point further expenditures result in diminishing returns (Source: The Appraisal Institute of Canada).

### Influences

Influences on properties are site characteristics that have a negative or positive impact on market value. Influences can be both external (e.g. lake access, corner lot) or internal (e.g. environmental concerns) to the property. Land influences depend on the type of land and are not applicable to all types of land.

**Definitions:**  
**Market Factors**  
The physical and legal characteristics of a property that contribute to its market value. For a list of the market factors that may impact the value of land see page 17.

**Factor Value**  
The amount by which a specific market factor impacts the market value of a property.

**Market Value**  
The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeable, and for self-interest, and assuming that neither is under undue duress.  
*The Appraisal Institute of Canada*

**Sale Price vs Market Value Assessment**  
A sale price is the amount the specific purchaser agrees to pay and a particular seller agrees to accept under the circumstances surrounding a unique transaction. Market value is the value determined by the collective actions of the market. While sale prices of identical properties can differ, market value assessments of identical properties should be the same.



Appendix A : Land Valuation Methodology

Land Rates Centre City		Land Rates Centre City			Land Rates Outside Centre City	
Downtown Rates (per sq.ft)		Beltline Rates (per sq.ft)			Special Purpose Rates (per acre)	
Area	Rate	2025 Non-Residential Zone	2024 Non-Residential Zone	Rate	Land Use Designation	Rate
Downtown Core 1	\$270	BL East	BL1 & BL8 BL2 TZE/BLE3 TZE	\$150	S - FUD1	\$115,000
Downtown Core 2	\$270				S - FUD2	\$245,000
Downtown West End	\$185	BL Central	BL2 & BL3	\$250	S - FUD3	\$370,000
Eau Claire	\$230				S - FUD4 ( > 2.5 acres)	\$535,000
Chinatown	\$185	BL West	BL4 & BL5 BL2 TZW/BLE3 TZW	\$190	S - FUD4 ( < 2.5 acres)	\$645,000
East Village	\$190	BL South	BL6 & BL7 BL6 TZE/BL6 TZW	\$310	S-CI / S-CRI / S-CS	\$250,000
					S-R / S-SPR	\$180,000
					S-URP	\$640,000
					S-TUC	\$90,000
					S-UN	\$20,000

	Land Rates Outside City Centre					
	Commercial Rates (per sq.ft)					
	Land Use Designation or Non-Residential Zone	0 - 10,000	10,001 - 25,000	25,001 - 70,000	70,001 - 200,000	200,000 +
2025 Tier 1	C-COR Tier 1	\$120	\$85	\$45	\$45	\$52
	MU Tier 1	\$120	\$85	\$45	\$45	\$52
	EAST C- Tier 1	\$105	\$50	\$30	\$30	\$33
	WEST C- Tier 1	\$105	\$55	\$35	\$30	\$33
2025 Tier 2	C-COR Tier 2	\$110	\$65	\$40	\$40	\$45
	MU Tier 2	\$100	\$65	\$45	\$25	\$30
	EAST C- Tier 2	\$90	\$45	\$30	\$25	\$30
	WEST C- Tier 2	\$95	\$45	\$35	\$25	\$30
2025 Tier 3	C-COR Tier 3	\$95	\$40	\$30	\$30	\$30
	MU Tier 3	\$95	\$30	\$25	\$25	\$25
	EAST C- Tier 3	\$85	\$25	\$25	\$25	\$23
	WEST C- Tier 3	\$85	\$25	\$25	\$25	\$23
2025 Tier 4	C-COR Tier 4	\$95	\$40	\$30	\$20	\$28
	MU Tier 4	\$95	\$30	\$25	\$20	\$20
	EAST C- Tier 4	\$70	\$25	\$20	\$15	\$15
	WEST C- Tier 4	\$85	\$25	\$20	\$20	\$15
Area Specific	AT1 Tier 1	\$130	\$130	\$100	\$100	\$100
	WHL Tier 1	\$175	\$175	\$100	\$100	\$100
	KN1 Tier 1	\$250	\$250	\$250	\$250	\$250
	ML1 Tier 1	\$255	\$255	\$150	\$150	\$150
	ML2 Tier 1	\$150	\$150	\$110	\$110	\$110

Appendix A : Land Valuation Methodology (cont)

	Industrial Land Rates (per acre)						
2025	0 - 0.23 Acres	0.23 - 2 Acres	2 - 4 Acres	4 - 10 Acres	10 - 20 Acres	20 - 50 Acres	Over 50 Acres
	0 - 10,000 sq.ft.	10,001 - 87,120 sq.ft.	87,121 - 174,240 sq.ft.	174,241 - 435,600 sq.ft.	435,601 - 871,200 sq.ft.	871,201 - 2,178,000 sq.ft.	Over 2,178,000 sq.ft
SE I-G	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SE I-R	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SE I-B	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SE I-C	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SE I-E	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SE I-H	\$300,000	\$300,000	\$300,000	\$300,000	\$225,000	\$150,000	\$120,000
SE I-O	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000
FO1	\$1,000,000	\$725,000	\$725,000	\$725,000	\$800,000	\$400,000	\$320,000
FO2	\$1,000,000	\$725,000	\$725,000	\$725,000	\$800,000	\$400,000	\$320,000
FO3	\$1,000,000	\$725,000	\$725,000	\$725,000	\$800,000	\$400,000	\$320,000
ES4	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000
SW I-G	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SW I-R	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SW I-B	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SW I-C	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SW I-E	\$1,350,000	\$785,000	\$785,000	\$700,000	\$525,000	\$350,000	\$280,000
SW I-H	\$300,000	\$300,000	\$300,000	\$300,000	\$225,000	\$150,000	\$120,000
SW I-O	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000
NW I-G	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW I-R	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW I-B	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW I-C	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW NOL	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW I-E	\$1,350,000	\$900,000	\$900,000	\$700,000	\$525,000	\$350,000	\$280,000
NW I-H	\$300,000	\$300,000	\$300,000	\$300,000	\$225,000	\$150,000	\$120,000
NW I-O	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000
GV7 IE IR	\$2,700,000	\$1,450,000	\$1,050,000	\$700,000	\$525,000	\$350,000	\$280,000
GV7 IG	\$1,350,000	\$950,000	\$950,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-G	\$1,350,000	\$950,000	\$950,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-R	\$1,350,000	\$950,000	\$950,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-B	\$1,350,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-C	\$1,350,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-E	\$1,350,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
NE I-H	\$300,000	\$300,000	\$300,000	\$300,000	\$225,000	\$150,000	\$120,000
NE I-O	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000
CEN I-G	\$1,600,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
CEN I-R	\$1,600,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
CEN I-B	\$1,600,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
CEN I-C	\$1,600,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
CEN I-E	\$1,600,000	\$1,150,000	\$1,150,000	\$700,000	\$525,000	\$350,000	\$280,000
CEN I-H	\$300,000	\$300,000	\$300,000	\$300,000	\$225,000	\$150,000	\$120,000
CEN I-O	\$550,000	\$550,000	\$550,000	\$450,000	\$337,500	\$225,000	\$180,000



Appendix A : Land Valuation Methodology (cont)

Diminishing Returns

Diminishing Returns for Special Purpose Rates
0% between 0 and 10 acres
15% between 10.01 and 20.00 acres
25% between 20.01 and 50 acres
50% above 50 acres

Diminishing Returns for Industrial Rates
0% between 0 and 10 acres
25% between 10.01 and 20 acres
50% between 20.01 and 50 acres
60% above 50.01 acres

Influence Adjustments

The following tables provide the non-residential influence adjustments that may be placed on land to account for site specific influences that may impact market value. Please refer to your Assessment Explanation Supplement (AES) to assist in understanding if an influence adjustment has been applied to your property.

Centre City	
Influence	Adjustment
Corner Lot	0%
Abutting A Train Track	-10%
Residual Parcel	-45%
Shape Factor	0% to -15%
Limited Access	0% to -15%
Land Use Restriction	0% to -20%

Outside Centre City	
Influence	Adjustment
Corner Lot	5%
Transmission Tower/Lines	0% to -50%
Residual Parcel	-75%
Shape Factor	0% to -25%
Limited Access	0% to -25%
Land Use Restriction	0% to -25%
Topography	0% to -30%
No Services	-50%
Partial Services	-25%
Contamination	Site Specific



Questions about your 2025 Property Assessment

**Phone:**  
**403-268-2888**  
(Mon. – Fri., 8 a.m. – 4:30 p.m.)

**Online:**  
**calgary.ca/assessment**

**Hearing impaired:**  
Contact 711 to request 403-268-2888

**In-person:**  
Call 403-268-2888 to book an appointment

**Mail:**  
The City of Calgary (#8002)  
P.O. Box 2100, Stn. M, Calgary, AB T2P 2M5

**Declare my school support:**  
**calgary.ca/schoolsupport**  
or call 311

**Change your mailing address with Alberta Land Titles:**  
Call 780-427-2742  
Toll-Free in Alberta dial 310-0000 first  
In-person Land Titles Office South  
710 – 4th Ave. S.W.  
Calgary, Alberta T2P 0K3  
Visit **alberta.ca/land-titles**

Make budgeting easier, pay your property tax monthly. Sign up for **Tax Instalment Payment Plan (TIPP)**



**Filing an Assessment Review Board (ARB) complaint**  
Property owners may file a complaint with the ARB before the Final Date to File a Complaint on the front of this notice. The complaint form, complaint agent authorization form, and more information are available at calgaryarb.ca or 403.268.5858.



**Go Paperless!** Make a sustainable choice by switching to eNotice.



**The Customer Review Period** is your opportunity to review your 2025 property assessment. If you have any questions, our website offers helpful resources. If further clarification is needed, please contact us before the end of the Customer Review Period to talk to an Assessment & Tax team member.

Learn more at **calgary.ca/assessment**

Additional information about your assessment rights: An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with Section 299 or 299.1 (or both) of the *Municipal Government Act*. An assessed person is also entitled to see or receive a summary of an assessment of any other assessed property in accordance with Section 300 or 300.1 (or both) of the *Municipal Government Act*. Please review the information on this notice above on how to view and or request the information.