

Calgary



2025 Property Assessment Office Condominium Sales



Office Condominium Sales (July 1, 2019 - June 30, 2024)

Address	Sale Date	Sale Price	Time Adjusted Sale Price	Portfolio Sale
311 11420 27 ST SE	6/25/2024	\$535,000	\$537,515	No
7239B FLINT RD SE	6/14/2024	\$180,000	\$180,846	No
1238 12 ROYAL VISTA WY NW	6/5/2024	\$470,000	\$472,209	No
102 11420 27 ST SE	5/25/2024	\$719,770	\$726,594	Yes
1712 10 AV SW	5/22/2024	\$1,000,000	\$1,009,481	No
1220 4715 88 AV NE	5/10/2024	\$207,900	\$209,871	No
205 155 NOLANRIDGE CO NW	4/16/2024	\$1,145,500	\$1,167,221	Yes
303 11420 27 ST SE	3/8/2024	\$388,125	\$399,216	No
106 11420 27 ST SE	3/7/2024	\$850,000	\$874,290	Yes
302 888 4 AV SW	3/5/2024	\$615,000	\$632,575	Yes
140 2816 11 ST NE	2/27/2024	\$400,000	\$415,314	No
1409 2 ST SW	2/14/2024	\$905,000	\$939,647	No
219 11420 27 ST SE	2/10/2024	\$348,500	\$361,842	No
250 50 NOLANRIDGE CO NW	2/3/2024	\$400,000	\$415,314	No
111 1 ST SW	1/18/2024	\$1,200,000	\$1,257,697	Yes
220 221 62 AV SE	12/13/2023	\$1,025,000	\$1,084,420	No
315 155 NOLANRIDGE CO NW	12/13/2023	\$336,706	\$356,225	No
301 11420 27 ST SE	11/30/2023	\$381,825	\$407,772	No
250 50 NOLANRIDGE CO NW	11/25/2023	\$488,553	\$521,753	No
304 221 10 AV SE	11/9/2023	\$1,275,000	\$1,361,643	Yes
1010 634 6 AV SW	11/6/2023	\$607,500	\$648,783	No
2234 12 ROYAL VISTA WY NW	11/4/2023	\$400,000	\$427,182	No
1020 634 6 AV SW	11/2/2023	\$615,000	\$656,792	No
103 120 COUNTRY HILLS LD NW	10/31/2023	\$6,550,000	\$7,061,116	Yes
5108 7005 FAIRMOUNT DR SE	10/25/2023	\$575,000	\$619,869	No
405 1100 8 AV SW	10/18/2023	\$215,000	\$231,777	No
310 155 NOLANRIDGE CO NW	10/5/2023	\$499,158	\$538,109	No
320 155 NOLANRIDGE CO NW	10/5/2023	\$189,945	\$204,767	No
220 634 6 AV SW	10/4/2023	\$575,000	\$619,869	No
C 2220 7 AV NW	9/6/2023	\$208,609	\$227,009	No
640 602 12 AV SW	8/21/2023	\$600,000	\$659,084	Yes
2105 230 EVERSYPDE BV SW	8/9/2023	\$424,200	\$465,973	Yes
500 602 12 AV SW	8/8/2023	\$1,150,000	\$1,263,245	Yes
215 50 NOLANRIDGE CO NW	8/2/2023	\$487,121	\$535,090	No
6270 5850 88 AV NE	7/10/2023	\$530,000	\$587,685	No
201 11420 27 ST SE	7/4/2023	\$390,000	\$432,448	No
320 11420 27 ST SE	6/30/2023	\$385,000	\$430,932	No
212 20 SUNPARK PZ SE	6/16/2023	\$390,000	\$436,529	No
1220 2 ROYAL VISTA LI NW	6/7/2023	\$1,575,000	\$1,762,904	Yes
250 50 NOLANRIDGE CO NW	6/2/2023	\$442,800	\$495,628	No

Office Condominium Sales (July 1, 2019 - June 30, 2024)

Address	Sale Date	Sale Price	Time Adjusted Sale Price	Portfolio Sale
3252 4310 104 AV NE	5/9/2023	\$392,000	\$442,907	No
800 900 6 AV SW	4/27/2023	\$315,000	\$359,266	No
101 20 SUNPARK PZ SE	4/25/2023	\$417,500	\$476,170	No
255 50 NOLANRIDGE CO NW	4/6/2023	\$430,920	\$491,476	No
2001 230 EVERSYPDE BV SW	3/30/2023	\$250,000	\$286,101	Yes
225 50 NOLANRIDGE CO NW	3/28/2023	\$481,500	\$551,030	No
220 50 NOLANRIDGE CO NW	3/27/2023	\$480,000	\$549,313	No
1210 2 ROYAL VISTA LI NW	3/17/2023	\$1,151,865	\$1,318,197	Yes
245 50 NOLANRIDGE CO NW	3/17/2023	\$1,458,340	\$1,668,927	No
205 50 NOLANRIDGE CO NW	3/17/2023	\$814,320	\$931,909	Yes
326 40 SUNPARK PZ SE	3/10/2023	\$620,000	\$709,529	No
410 634 6 AV SW	3/7/2023	\$795,000	\$909,800	Yes
305 155 NOLANRIDGE CO NW	2/13/2023	\$324,328	\$372,422	No
203 4603 VARSITY DR NW	2/9/2023	\$460,000	\$528,212	No
413 4774 WESTWINDS DR NE	1/23/2023	\$600,000	\$691,313	No
2202 4310 104 AV NE	1/17/2023	\$1,965,000	\$2,264,049	No
102 5740 2 ST SW	1/13/2023	\$550,000	\$633,703	No
223 40 SUNPARK PZ SE	1/9/2023	\$266,111	\$306,610	No
220 20 SADDLESTONE DR NE	1/5/2023	\$561,190	\$646,596	No
215 11420 27 ST SE	1/2/2023	\$530,000	\$610,660	No
15 1915 32 AV NE	12/5/2022	\$660,000	\$763,027	Yes
1863 17 AV SW	11/25/2022	\$703,500	\$816,080	No
5224 7005 FAIRMOUNT DR SE	11/23/2022	\$380,000	\$440,811	No
3256 4310 104 AV NE	11/17/2022	\$285,000	\$330,608	No
3254 4310 104 AV NE	11/15/2022	\$285,000	\$330,608	No
202 221 10 AV SE	11/12/2022	\$1,150,000	\$1,334,032	Yes
630 396 11 AV SW	11/8/2022	\$777,874	\$902,356	Yes
7239A FLINT RD SE	10/31/2022	\$565,000	\$657,642	No
410 634 6 AV SW	10/21/2022	\$650,000	\$756,579	Yes
202 5740 2 ST SW	10/14/2022	\$550,000	\$640,182	No
1865 17 AV SW	10/5/2022	\$750,000	\$872,976	No
220 4774 WESTWINDS DR NE	10/3/2022	\$1,398,300	\$1,627,576	Yes
103 11420 27 ST SE	8/23/2022	\$800,000	\$937,510	Yes
335 155 NOLANRIDGE CO NW	8/4/2022	\$198,250	\$232,327	No
226 40 SUNPARK PZ SE	7/27/2022	\$397,500	\$467,408	No
3270 4310 104 AV NE	7/14/2022	\$355,000	\$417,433	No
3240 40 CHRISTIE PARK VW SW	7/6/2022	\$483,000	\$567,945	No
3215 40 CHRISTIE PARK VW SW	7/5/2022	\$487,000	\$572,648	No
3225 40 CHRISTIE PARK VW SW	7/5/2022	\$494,000	\$580,879	No
3220 40 CHRISTIE PARK VW SW	6/30/2022	\$475,000	\$560,434	No

Office Condominium Sales (July 1, 2019 - June 30, 2024)

Address	Sale Date	Sale Price	Time Adjusted Sale Price	Portfolio Sale
3230 40 CHRISTIE PARK VW SW	6/30/2022	\$354,000	\$417,671	No
3250 4310 104 AV NE	6/23/2022	\$351,576	\$414,811	No
3246 4310 104 AV NE	6/23/2022	\$404,850	\$477,667	No
3262 4310 104 AV NE	6/21/2022	\$290,000	\$342,160	No
3235 40 CHRISTIE PARK VW SW	6/17/2022	\$513,000	\$605,269	No
3264 4310 104 AV NE	6/16/2022	\$351,576	\$414,811	No
3210 40 CHRISTIE PARK VW SW	6/6/2022	\$497,000	\$586,391	No
105 20 SUNPARK PZ SE	6/3/2022	\$1,100,000	\$1,297,848	Yes
1020 396 11 AV SW	5/28/2022	\$245,720	\$290,901	Yes
105 7136 11 ST NE	4/30/2022	\$6,400,000	\$7,602,502	Yes
100 1010 8 AV SW	4/19/2022	\$735,000	\$873,100	No
5208 7005 FAIRMOUNT DR SE	3/16/2022	\$415,325	\$495,036	No
3218 4310 104 AV NE	3/4/2022	\$480,760	\$573,030	No
6290 5850 88 AV NE	2/10/2022	\$614,220	\$734,591	No
5112 7005 FAIRMOUNT DR SE	2/3/2022	\$1,045,785	\$1,250,732	Yes
3214 4310 104 AV NE	1/19/2022	\$460,000	\$552,017	No
5204 7005 FAIRMOUNT DR SE	1/19/2022	\$509,220	\$611,082	No
720 634 6 AV SW	1/17/2022	\$310,000	\$372,011	No
2220 4310 104 AV NE	1/17/2022	\$369,040	\$442,861	No
222 1100 8 AV SW	1/13/2022	\$279,990	\$335,998	No
100 2816 11 ST NE	1/12/2022	\$275,000	\$330,010	No
2236 4310 104 AV NE	1/12/2022	\$397,500	\$477,014	No
5304 7005 FAIRMOUNT DR SE	1/6/2022	\$971,470	\$1,165,799	Yes
5220 7005 FAIRMOUNT DR SE	12/20/2021	\$672,980	\$810,343	No
5320 7005 FAIRMOUNT DR SE	12/20/2021	\$672,908	\$810,256	No
3210 4310 104 AV NE	12/13/2021	\$378,475	\$455,726	No
3222 4310 104 AV NE	12/11/2021	\$383,895	\$462,252	No
5216 7005 FAIRMOUNT DR SE	12/9/2021	\$857,470	\$1,032,489	No
101 20 SUNPARK PZ SE	11/23/2021	\$460,000	\$555,772	No
5312 7005 FAIRMOUNT DR SE	11/19/2021	\$1,019,350	\$1,231,580	Yes
303 638 11 AV SW	10/20/2021	\$385,000	\$466,737	Yes
5120 7005 FAIRMOUNT DR SE	9/29/2021	\$1,457,870	\$1,773,385	Yes
102 429 14 ST NW	9/28/2021	\$300,000	\$364,927	No
223 1100 8 AV SW	9/16/2021	\$489,990	\$596,035	No
5124 7005 FAIRMOUNT DR SE	9/15/2021	\$442,540	\$538,315	No
2264 4310 104 AV NE	8/31/2021	\$421,344	\$514,273	No
2244 4310 104 AV NE	7/21/2021	\$203,856	\$249,662	No
2256 4310 104 AV NE	7/20/2021	\$240,355	\$294,363	No
2230 12 ROYAL VISTA WY NW	7/12/2021	\$230,000	\$281,681	No
208 4851 WESTWINDS DR NE	7/6/2021	\$360,000	\$440,892	No

Office Condominium Sales (July 1, 2019 - June 30, 2024)

Address	Sale Date	Sale Price	Time Adjusted Sale Price	Portfolio Sale
2224 4310 104 AV NE	6/26/2021	\$373,625	\$459,132	No
2252 4310 104 AV NE	6/24/2021	\$339,725	\$417,474	No
2248 4310 104 AV NE	6/24/2021	\$258,495	\$317,654	No
206 20 SADDLESTONE DR NE	6/23/2021	\$3,000,000	\$3,686,577	Yes
210 20 SADDLESTONE DR NE	6/23/2021	\$796,399	\$978,662	Yes
201 20 SUNPARK PZ SE	6/16/2021	\$380,000	\$466,966	No
1220 11 ROYAL VISTA DR NW	5/31/2021	\$295,000	\$360,355	No
3242 4310 104 AV NE	5/15/2021	\$326,000	\$398,223	No
1859 17 AV SW	4/24/2021	\$650,000	\$789,276	No
319 11420 27 ST SE	3/12/2021	\$341,000	\$411,601	No
301 2816 11 ST NE	3/11/2021	\$279,900	\$337,851	No
200 2816 11 ST NE	3/11/2021	\$359,900	\$434,414	Yes
220 11420 27 ST SE	2/24/2021	\$295,200	\$354,197	No
2232 4310 104 AV NE	2/24/2021	\$333,180	\$399,767	No
310 634 6 AV SW	1/29/2021	\$203,000	\$242,120	Yes
2240 4310 104 AV NE	1/20/2021	\$480,180	\$572,716	No
307 11420 27 ST SE	1/13/2021	\$398,689	\$475,521	No
320 634 6 AV SW	1/13/2021	\$260,000	\$310,105	No
208 2505 17 AV SW	1/13/2021	\$430,000	\$512,866	Yes
810 634 6 AV SW	1/11/2021	\$843,250	\$1,005,754	Yes
2106 230 EVERSYPDE BV SW	12/11/2020	\$430,000	\$509,812	Yes
100 602 12 AV SW	11/18/2020	\$577,500	\$680,613	Yes
520 634 6 AV SW	11/4/2020	\$1,100,000	\$1,296,406	No
301 888 4 AV SW	10/1/2020	\$575,000	\$673,632	Yes
2260 4310 104 AV NE	9/9/2020	\$286,500	\$333,646	No
100 1100 8 AV SW	8/21/2020	\$288,888	\$334,424	No
417 4774 WESTWINDS DR NE	7/29/2020	\$557,000	\$640,959	No
203A 5917 1A ST SW	7/16/2020	\$393,750	\$453,102	No
1120 396 11 AV SW	6/3/2020	\$490,000	\$560,503	Yes
5104 7005 FAIRMOUNT DR SE	4/1/2020	\$641,548	\$725,144	No
1210 11 ROYAL VISTA DR NW	3/18/2020	\$1,742,551	\$1,957,883	No
206 2816 11 ST NE	3/11/2020	\$550,000	\$617,965	Yes
2230 11 ROYAL VISTA DR NW	2/13/2020	\$196,000	\$218,909	No
300 1010 8 AV SW	2/12/2020	\$685,000	\$765,066	No
6210 5850 88 AV NE	2/5/2020	\$379,900	\$424,304	No
2220 11 ROYAL VISTA DR NW	1/16/2020	\$845,928	\$939,178	No
2210 11 ROYAL VISTA DR NW	1/16/2020	\$799,304	\$887,414	No
6220 5850 88 AV NE	1/7/2020	\$345,000	\$383,031	No
203 4603 VARSITY DR NW	12/23/2019	\$375,000	\$413,859	No
6270 5850 88 AV NE	11/25/2019	\$442,400	\$485,337	No

Office Condominium Sales (July 1, 2019 - June 30, 2024)

Address	Sale Date	Sale Price	Time Adjusted Sale Price	Portfolio Sale
217 1111 OLYMPIC WY SE	11/15/2019	\$4,520,000	\$4,958,684	Yes
103 2816 11 ST NE	11/14/2019	\$400,000	\$438,822	No
6230 5850 88 AV NE	9/20/2019	\$404,839	\$438,858	No
1218 12 ROYAL VISTA WY NW	9/17/2019	\$303,000	\$328,461	No
6240 5850 88 AV NE	9/17/2019	\$383,317	\$415,527	No
6210 5850 88 AV NE	9/12/2019	\$250,000	\$271,008	No
6220 5850 88 AV NE	8/7/2019	\$250,000	\$269,394	No
6280 5850 88 AV NE	8/1/2019	\$295,744	\$318,687	No
6260 5850 88 AV NE	7/30/2019	\$300,000	\$321,348	No
6250 5850 88 AV NE	7/29/2019	\$478,960	\$513,043	No
315 2816 11 ST NE	7/10/2019	\$430,000	\$460,599	No



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.



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.

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



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.

24-0000441 | CRV-34152