CALGARY · EAST · NOVEMBER 2026 EDITION

Should You Live in the East?

Underrated access and entry-level opportunity. What it feels like to live here, the communities worth knowing, and the numbers behind them.

> I read this city one community at a time. The city-wide numbers tell you which way the market leans. The community numbers tell you what to do about it.

WHO I DO THIS FOR

- **Moving to Calgary**
- **Buying a first home**
- **Moving up or down**
- **Buying an investment**



Ash Iyer

REALTOR® · LPT REALTY CALGARY

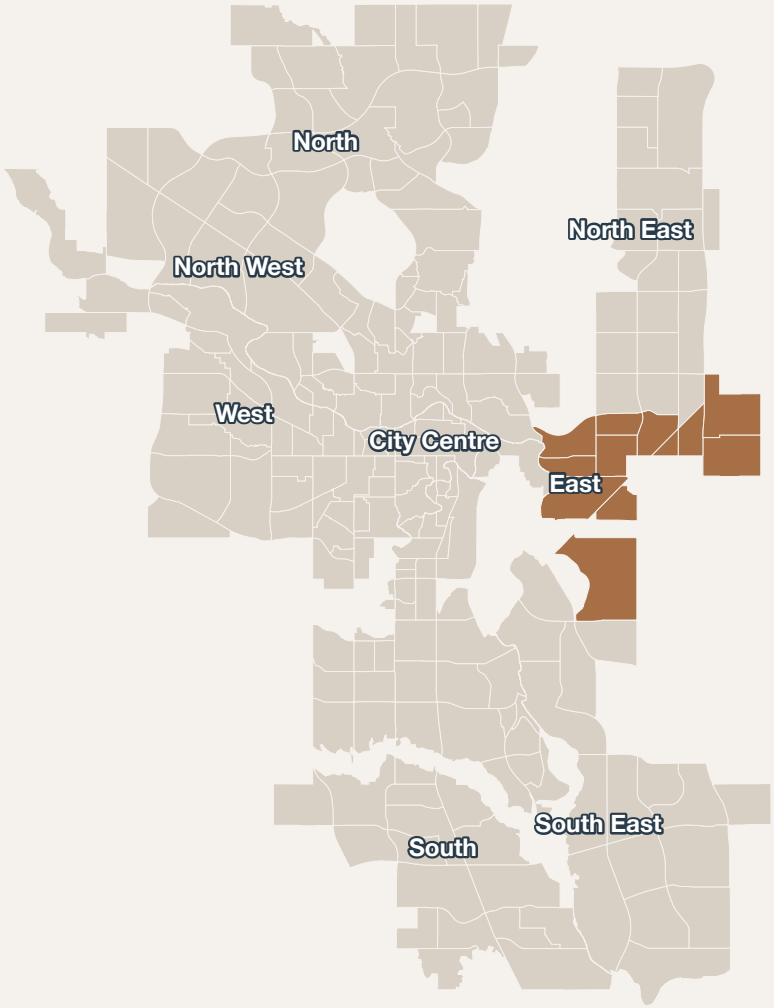
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START HERE

Where East Sits

One of Calgary's eight districts. This edition covers the East, and I have the same pages for the other seven.



WHAT THE NEXT PAGES COVER

Who thrives here
The lifestyle it suits, and the trade-offs.

What locals say
How residents describe living here.

Key communities
The names worth knowing, mapped, with prices and drive times.

Prices and time cost
What each property type sells for, and what the commute costs you.

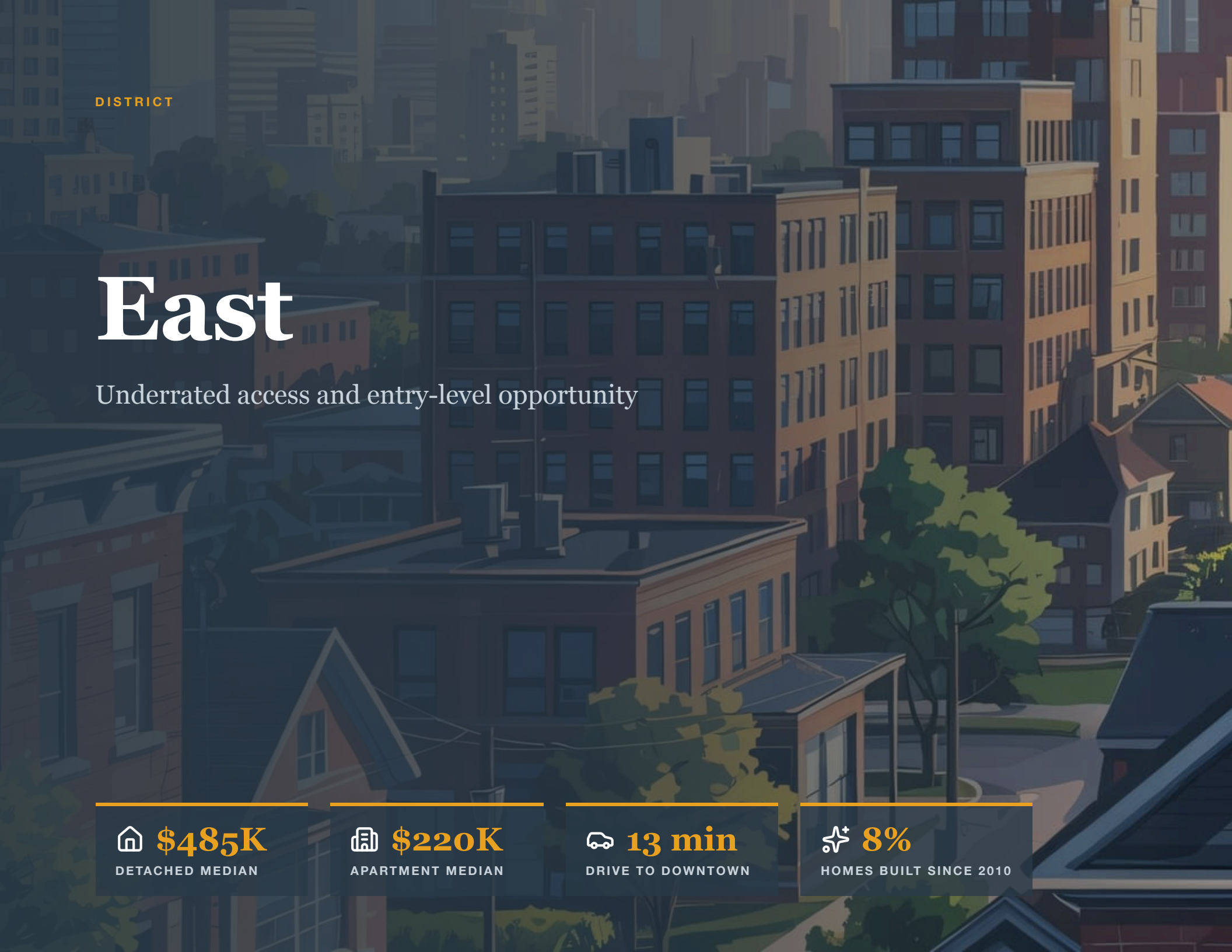
Micro-climate
Wind, snow, hail and green space, plus flood and airport-noise exposure.

Future development
What is approved, what is being built, and what it means for your street.

WANT ANOTHER DISTRICT?

Ask me for it
Book a free 30-minute session and I will send the ones you are weighing.
calendar.app.google/PnWHWjmke3dnZXWi7

Prices: MLS® sales, 12 months to November 3, 2026. Drive times routed, no traffic. Flood, noise, parks and transit: City of Calgary open data.



DISTRICT

East

Underrated access and entry-level opportunity

$485K	$220K	13 min	8%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

East

Underrated access and entry-level opportunity

Who thrives here?

- ✓ **First-time buyers and investors** the lowest way into the market
- ✓ **Access-first buyers** downtown, Deerfoot, job corridors
- ✓ **Trades and logistics workers** next to the industrial east
- ✓ **No-flash buyers** space, simplicity, upside

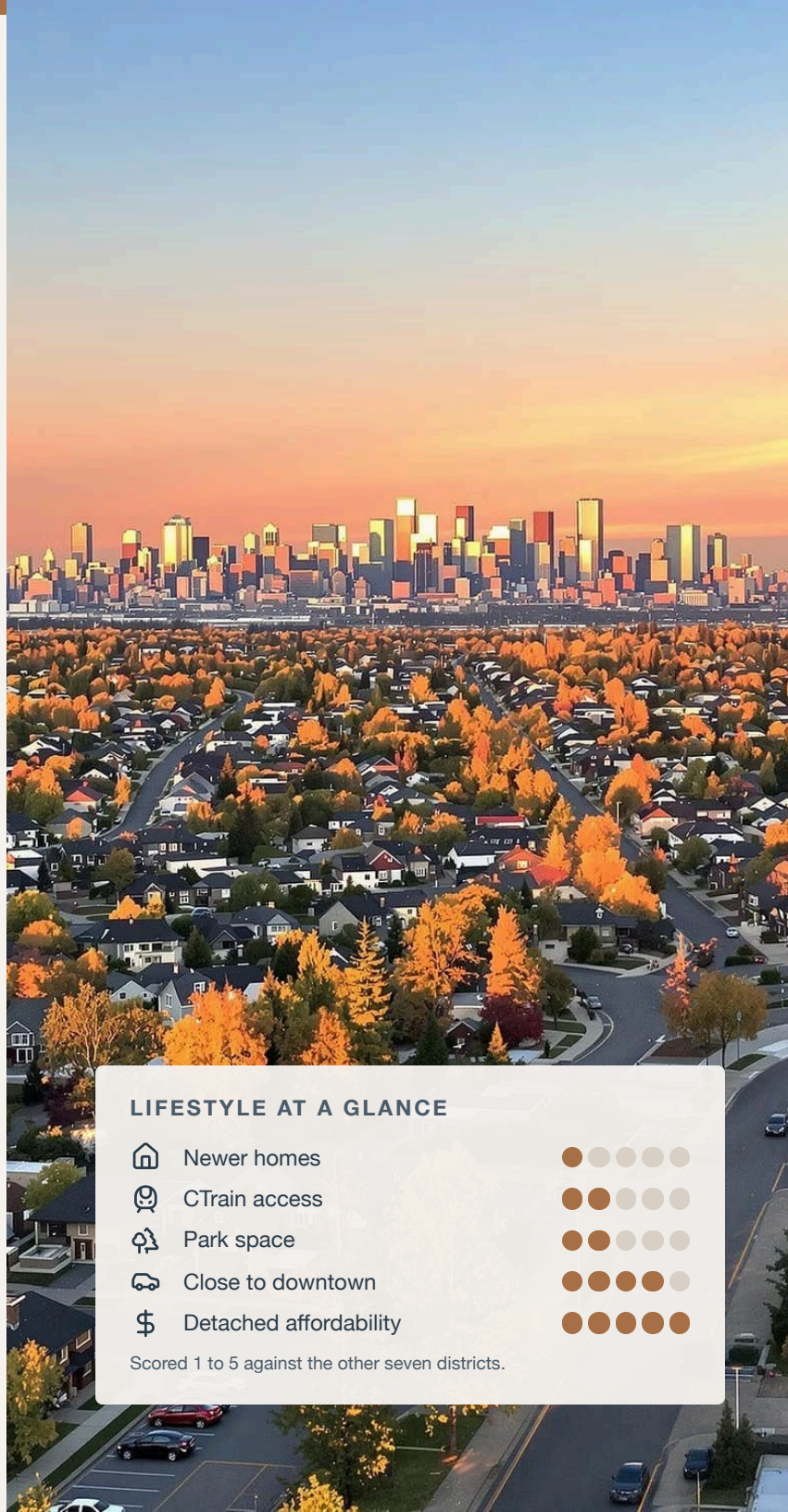
What's the energy?

If price per square foot and central access matter more than the postal code, the East makes sense.

The trade-offs

- Mostly older homes, few built since 2010
- Some streets under the airport approach
- Fewest sales, so fewer comparables

> If you've never considered East Calgary, you're not alone. For affordability, central access and long-term upside, it might be one of the smartest plays in the city. It doesn't come without risk.



LIFESTYLE AT A GLANCE

Newer homes	●○○○○
CTrain access	●●○○○
Park space	●●○○○
Close to downtown	●●●●○
Detached affordability	●●●●●

Scored 1 to 5 against the other seven districts.

EAST

The Feel of East

What it feels like

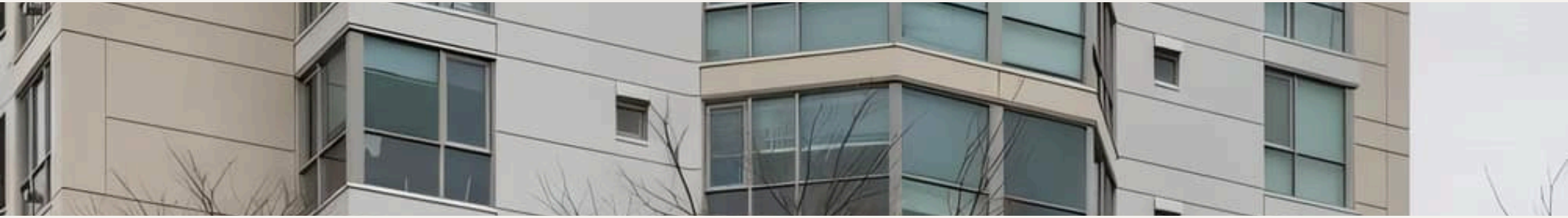
- Raw but real: older bungalows, post-war homes, industrial areas and a growing wave of redevelopment.
- Not suburban or master-planned, but central, direct and surprisingly connected.
- Some streets are quiet and residential; others are commercial or utility-focused.
- No frills. Look past the aesthetic and you get location, value and potential.

What locals say

> *I bought my first detached home for under $500K and I'm 15 minutes from downtown.*

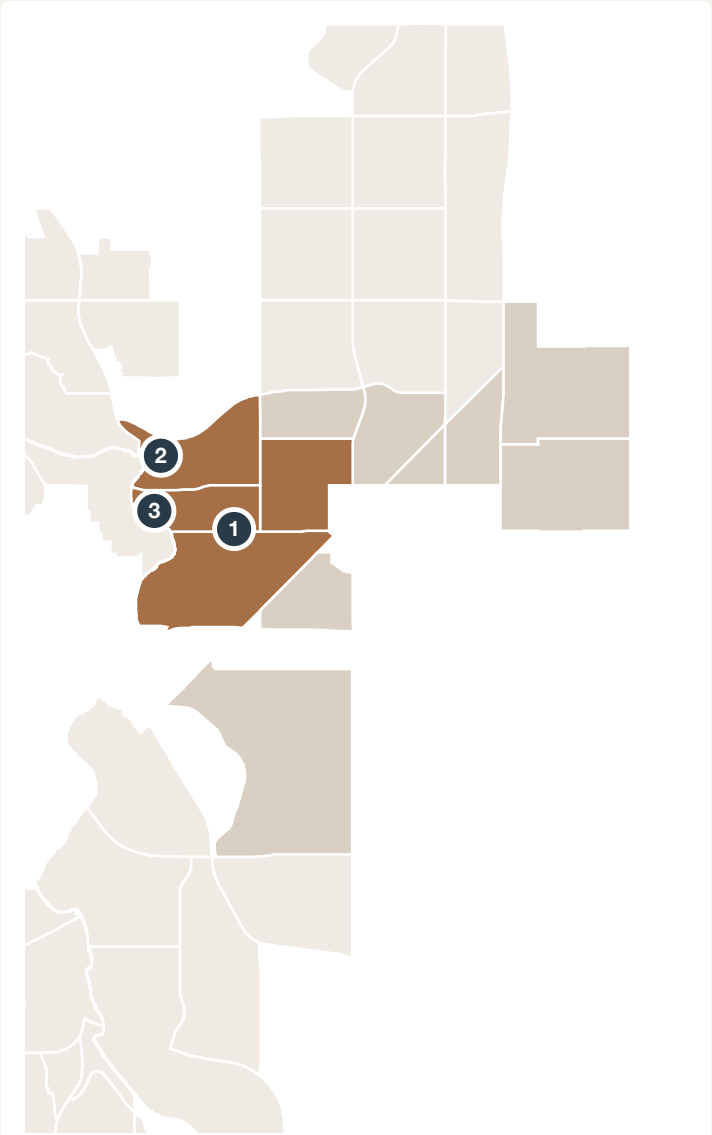
> *Some parts need work, but our neighbours are good people and new builds pop up every year.*

> *I'd rather have a garage and a yard than a brand-new townhouse an hour away.*



EAST

Key Communities in East



1 Forest Lawn & Dover

Established areas with bungalows, mature lots and ongoing redevelopment, along International Avenue.

Detached $475K to $508K · Apartment $203K · 11 to 12 min downtown

2 Albert Park & Radisson Heights

Skyline views and investor interest. Most of its lots sit under the airport's southern approach.

Detached $475K · Apartment $258K · 8 min downtown · 7 min walk to CTrain

3 Southview

River and skyline views near Inglewood and the Zoo, and on the airport approach too.

Detached $510K · 8 min downtown

Medians: MLS® sales, 12 months to November 3, 2026, shown where a community had 10+ sales of that type. Drive: no traffic. CTrain walk: straight line, within 1.2 km.



EAST

Home Prices in East

Each bar is the whole price curve: the middle 60% of sales, with the median marked and the cheapest and dearest tenth at the ends.

Detached

$485K

a quarter under $445K



-30% vs Calgary
25 days to sell
329 sales · **$448**/sq ft

Semi-detached

$405K

a quarter under $360K



-31% vs Calgary
36 days to sell
76 sales · **$369**/sq ft

Townhouse

$285K

a quarter under $242K



-32% vs Calgary
40 days to sell
96 sales · **$289**/sq ft

Apartment condo

$220K

a quarter under $195K



-25% vs Calgary
49 days to sell
90 sales · **$314**/sq ft

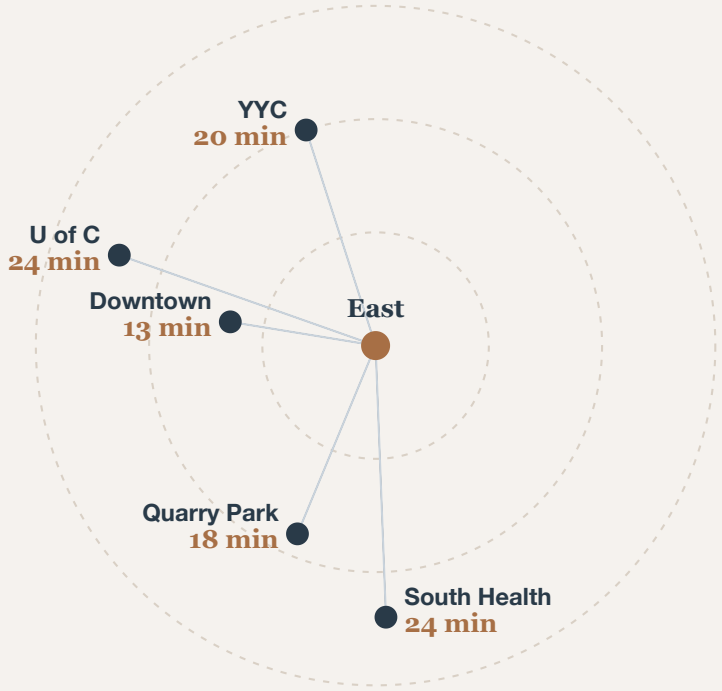
Every community, table and map for East: **ashiyer.com/calgary/east**

MLS® sales in Ash Iyer's archive, 12 months to November 3, 2026. Medians by property type; price per square foot uses the listing's recorded floor area.

EAST

The Time-Cost of Living in East

What the location costs you in minutes, before you count the mortgage.



Rings are 10 minutes apart, routed by road from the district's centre with no traffic.

AT A GLANCE

13 min
median drive downtown, 8 to 18 across the district

20 min
median drive to YYC

3 min
walk to the nearest transit stop

1 of 10
communities near a CTrain station

72%
of the district near a frequent route

59 km
of bikeways and pathways

Errands

Functional: big-box stores nearby, plus International Avenue's shops and restaurants.

> The biggest win here is location. For a lot of buyers, a shorter drive and a bigger yard beat a new build way out in the suburbs.

Every community, table and map for East: **ashiyer.com/calgary/east**

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 12% of commuters here take transit and 28% travel 30 minutes or more (2021 Census).

EAST

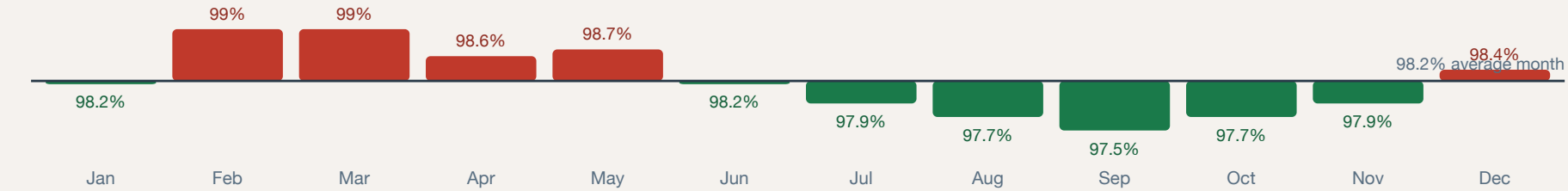
How Hard You Can Push in East

What sellers here actually accept, how long homes sit, and the months that hand the advantage to buyers.

Room to negotiate, and how long homes sit

PROPERTY TYPE	MEDIAN PRICE	DAYS TO SELL	USUAL RANGE	SELLERS WHO CUT	TYPICAL CUT	SOLD AT OR OVER LIST
Detached	$485K	**25**	14 to 54	32%	-4.1%	17%
Semi-detached	$405K	**36**	19 to 61	32%	-4.1%	5%
Townhouse	$285K	**40**	18 to 70	38%	-5.1%	14%
Apartment condo	$220K	**49**	21 to 79	39%	-5.9%	10%

Buyer versus seller leverage, by the month a home is listed



Share of asking price sellers got, by listing month.
Best for buyers: **September**.

MLS® sales in Ash Iyer's archive. Negotiation figures cover 12 months to November 3, 2026; the monthly pattern uses every sale on record for this district, grouped by listing month (close date minus days on market).

EAST

What It Costs to Hold a Home in East

The bills that arrive after possession: fees, upkeep and what the place could rent for.

Condo fees by building age



Median monthly fee on apartment and townhouse sales, Before 2000 at $0.39/sq ft, 2000s at $0.74/sq ft, 2010s at $0.59/sq ft, 2020+ at $0.45/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

10.1
registered secondary suites per 100 homes (1,172 in total)

$1,865
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.9
water main breaks per 100 homes in 10 years

3.3
sewage backup calls per 100 homes in a year

1.8
pothole reports per 100 homes in a year

100
public trees per 100 homes, 19% of them mature

> Older pipes and big trees are the two upkeep stories in Calgary. Mature streets give you shade and root problems; new streets give you neither.

Every community, table and map for East: **ashiyer.com/calgary/east**

Condo fees: MLS® sales, 12 months to November 3, 2026. Suites and rents: City of Calgary and CMHC via the ownership-cost model. Water mains, 311 calls and public trees: City of Calgary open data.



EAST

Schools, Childcare and Amenities in East

Schools and childcare

23
schools inside the district

0.4 km
typical distance to the nearest elementary

14
childcare spaces per 100 children

54
playground sites, 1 per 1,000 residents

Health, recreation and safety

5.2 km
to the nearest hospital, 7.4 km to urgent care

2.2 km
to a recreation centre, 2.4 km to a library

1.4 km
to the nearest fire station

4.6 ha
of park land per 1,000 residents

What is within reach

27 groceries

18 pharmacies

16 cafes

3 gyms

199 restaurants

54 playgrounds

Counted inside the district's communities or within 500 m of their edges.

> School designations change with enrolment. Confirm the school for the exact address with the board before you write an offer.

Every school and amenity in East
Mapped on the district page.
ashiyer.com/calgary/east

Every community, table and map for East: **ashiyer.com/calgary/east**

City of Calgary school, childcare, playground, recreation, library, parks and health datasets. Amenity counts: OpenStreetMap.

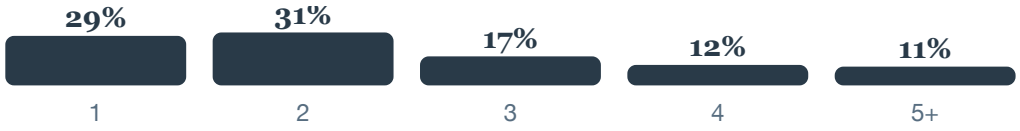


EAST

Who Lives in East

The households on record, and what they tell you about the housing that holds its value here.

Household size



People per household. Average 2.5. A broad mix of household sizes, so most property types have a buyer here.

The district in four numbers

CHILDREN UNDER 15
17%
9,517 children, with 14 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
40%
of couple families, plus 27% one-parent families

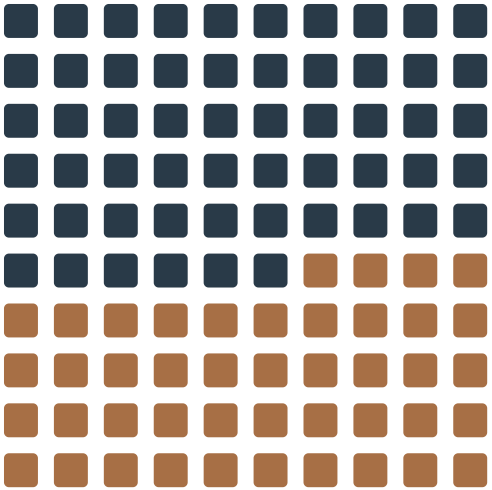
RESIDENTS
55,900
-3% over the City's last five-year count

HOUSEHOLDS
21,940
12% of commuters take transit

Owned or rented

56% Owned

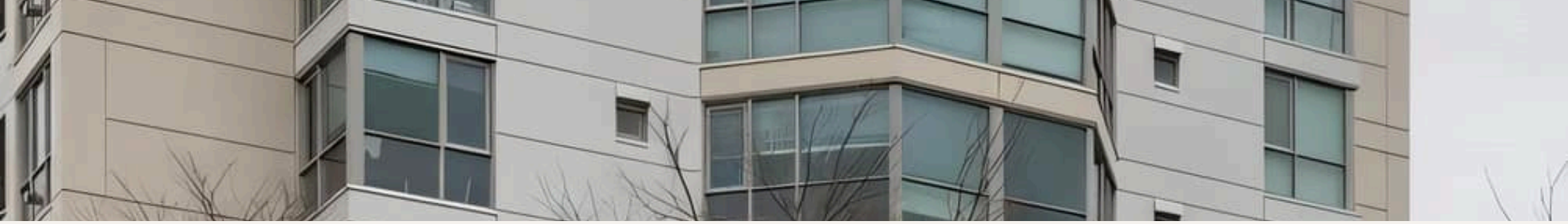
44% Rented



Each square is one household in a hundred.

Every community, table and map for East: **ashiyer.com/calgary/east**

2021 Census by community and the City's civic census (City of Calgary open data). Descriptive only: this describes the households and housing on record, not who should live here.



EAST

Micro-Climate & Natural Feel

Elevation

Lower and flatter, like the North East: moderate wind and wide-open prairie sky.

Sun exposure

Manageable snowfall and early spring melt in most areas.

Green space

Growing: the Max Bell area, Valleyview Park and Pearce Estate Park offer surprisingly scenic escapes.

Hail

Summer storms hit this side of the city hard. Factor in roof and siding age.

0%
of lots in the 1-in-100 flood map

9.5%
of lots inside the airport's NEF 25+ noise contour (most in Southview, Albert Park/Radisson Heights)

1.2%
of lots within 100 m of a road carrying 20,000+ vehicles a day

4.6 ha
of City park land per 1,000 residents

9.8%
of lots within 200 m of a freight rail line (most in Red Carpet)

49 km
of priority-1 snow routes, cleared first after a storm

> If you're buying here, factor in storm exposure and ask your inspector about the roof and siding. It matters for long-term peace of mind.

Check before you buy: City of Calgary open data (1:100 flood map 2023, NEF contours, 2024 traffic volumes, park sites), 2021 Census population.

EAST

Before You Write an Offer in East

Four things I check on your behalf here, before the offer goes in.

Check whether the suite is legal

Suites are common here. A permitted, legal suite is an asset; an illegal one is a cost and may not count toward your mortgage.

Check the noise contour

Parts of Albert Park, Radisson Heights and Southview sit under the airport approach. The City noise map shows where.

Older systems, older service

Expect to check the electrical panel, the sewer line and the furnace. Budget for at least one of them.

Confirm what the lot allows

If the plan is to redevelop, check the parcel zoning and the development applications nearby before you buy.

> Every one of these is cheaper to check than to discover. The condition period is short, so we line them up before you write, not after.

Looking at a specific home?
Send me the address and I'll run these checks before you write.
calendar.app.google/PnWHWjmke3dnZXWi7

The full East file
Maps, tables and every community.
ashiyer.com/calgary/east

Future Development in East

Main Streets

A focus of the City's Main Streets and redevelopment work, especially along 17 Avenue SE.

Zoning

Many areas carry R-C2 or higher zoning, which allows semis and duplexes. Check each lot.

Infill activity

Infill builders are active in Radisson Heights and Forest Lawn.

Infrastructure

Transit upgrades, commercial revitalization and small-business incentives.

> If you're an investor or a buyer with a long-term lens, East Calgary's zoning is a green light for creative builds.

BY THE NUMBERS

1,742
new homes approved by building permit in the last 24 months

7
new-build homes listed by the builders I track

Green Line
None planned within 1.5 km

Rezoning
Citywide rezoning was repealed effective August 4, 2026. Check each lot's zoning.

City of Calgary building permits; builders' public listings, November 9, 2026; City Green Line station dataset.

EAST

Is East Right for You?

You want the lowest detached prices near downtown

Some of the lowest entry points in the city.

You value land, space and renovation potential

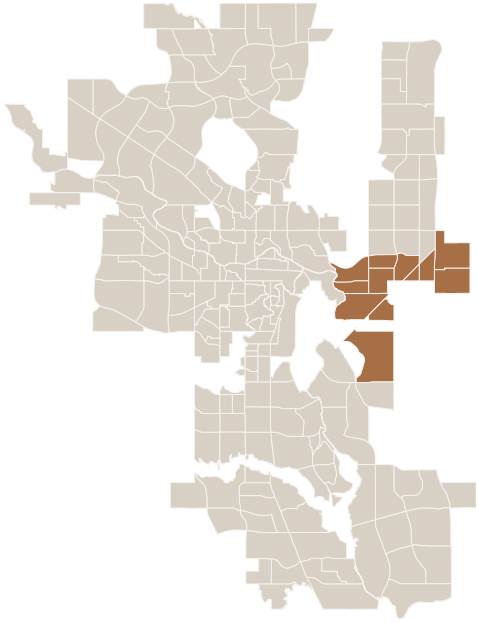
Larger lots and room to add value.

You're open to an area with room to improve

You can see the potential.

You want a central district still being reshaped

Location plus ongoing revitalization.



East · 10 residential communities · 17,803 homes

> East Calgary isn't for everyone, but for the right buyer it's a mix of location, affordability and opportunity that's hard to find anywhere else in the city.

Thinking about East?
Book a 30-minute strategy session and we'll shortlist communities.
calendar.app.google/PnWHWjmke3dnZXWi7

Every district, on video
My walkthrough of the regions.
youtube.com/watch?v=eXJSuVdIlG4

YOUR TOOLKIT

Research Any Community Yourself

The public sources I use before I show a home. Scan to open.

City of Calgary community profiles

Population, housing and history by community.

City of Calgary flood maps

Flood hazard areas along the Bow, Elbow and Nose Creek.

CBE find a school

Designated public school for an address.

City of Calgary property assessment search

The City's assessed value for any address.

Calgary Catholic school finder

Catholic school designation by community.

Green Line project status

Where the Green Line is funded and under construction.

City of Calgary development map

Development and rezoning applications near a lot.

Repeal of citywide rezoning

What the rezoning repeal means for a lot.

> School designations change with enrolment. Confirm the school for the exact address with the board before you write an offer.

WATCH

Video Version Available

Prefer to hear me walk through these Calgary regions? The full video covers the same ground as this guide.



Hidden Gems & Best Communities in Calgary
Ash Iyer · YouTube · @ash.iyer.realestate

- **All eight districts, walked through on camera**
- **The communities I point buyers to, and why**
- **What I would watch before buying in each one**

Scan to watch
Hidden Gems & Best Communities in Calgary.
youtube.com/watch?v=eXJSuVdlIG4

More on the channel
Monthly market updates and tours.

NEXT STEP

Finding Your Calgary Home

Choosing the right district is about more than numbers. It's the lifestyle, timing and strategy that fit you. Whether you're moving from across Canada or across the city, let's narrow it down together.

Book your free strategy session

30 minutes, on video or by phone.

calendar.app.google/PnWHWjmke3dnZXWi7

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403 903 6399 · ash@ashiyer.com

General information, not legal or financial advice. Figures are as of the dates shown and describe districts and communities, not any single home. Not intended to solicit buyers or sellers already under contract with another brokerage.