CALGARY · NORTH EAST · NOVEMBER 2026 EDITION

Should You Live in the North East?

Culture, affordability and everyday access. 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

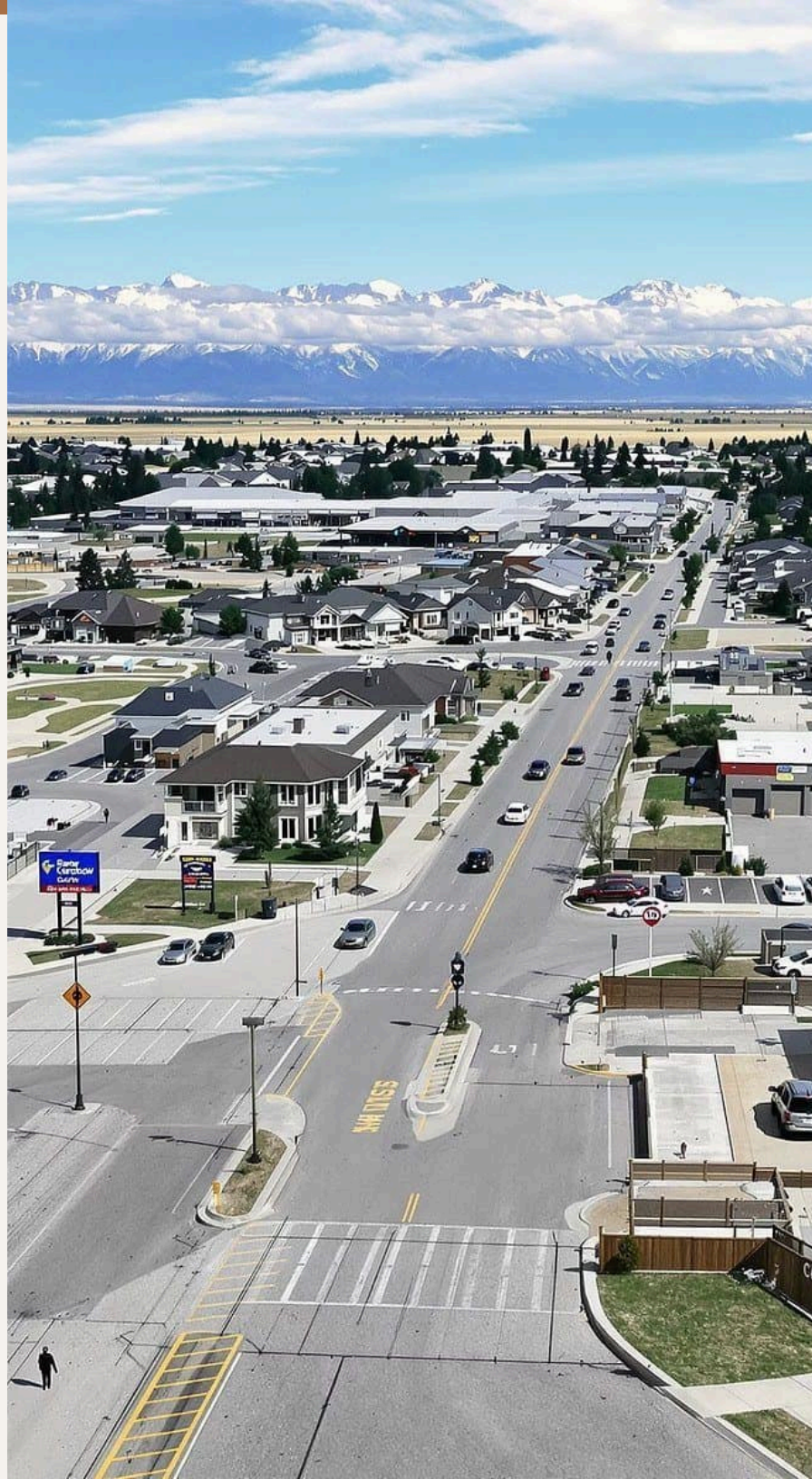
- **Moving to Calgary**
- **Buying a first home**
- **Moving up or down**
- **Buying an investment**



Ash Iyer

REALTOR® · LPT REALTY CALGARY

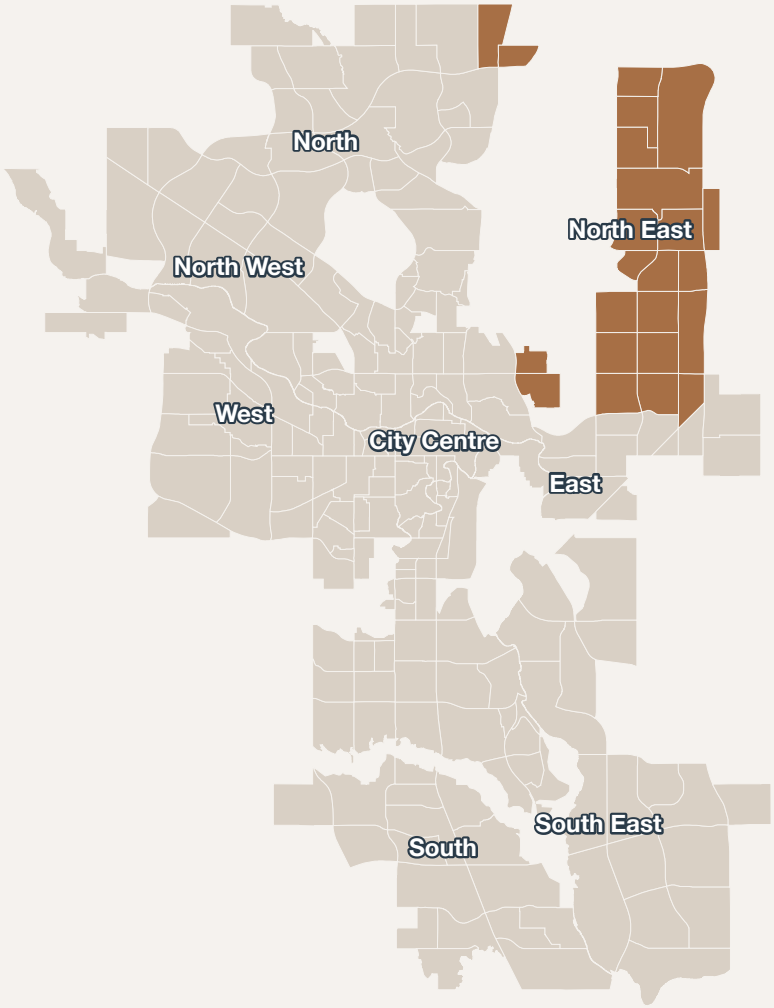
The Getty Group · 403 903 6399 · ash@ashiyer.com



START HERE

Where North East Sits

One of Calgary's eight districts. This edition covers the North 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.

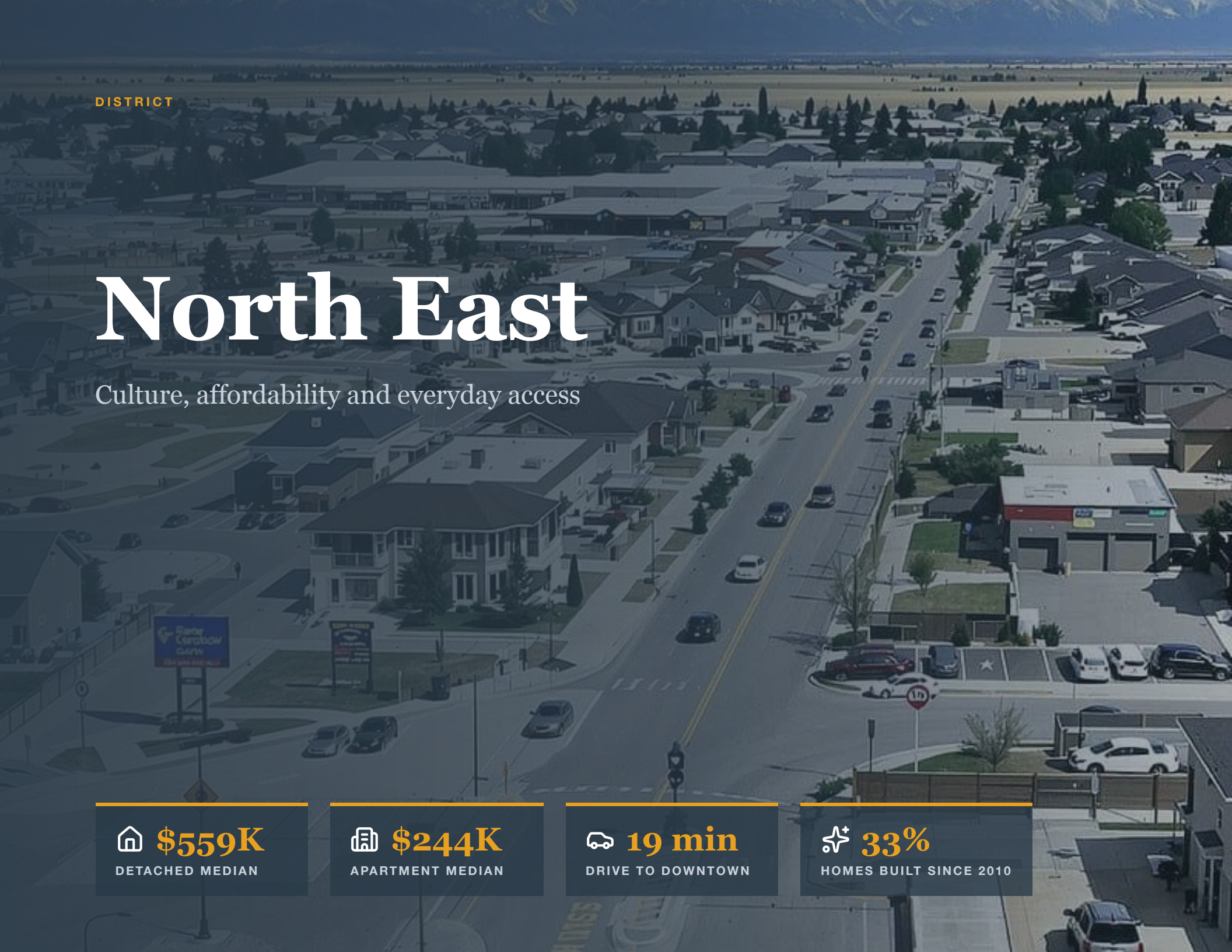
Micro-climate
Wind, snow, hail and green space, plus flood and airport-noise exposure.

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

North East

Culture, affordability and everyday access

$559K	$244K	19 min	33%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

North East

Culture, affordability and everyday access

Who thrives here?

- **Practical buyers** value without overextending
- **Everything-close buyers** food and services within minutes
- **High-energy seekers** busy streets over sleepy suburbs
- **Airport and trades workers** built around easy access

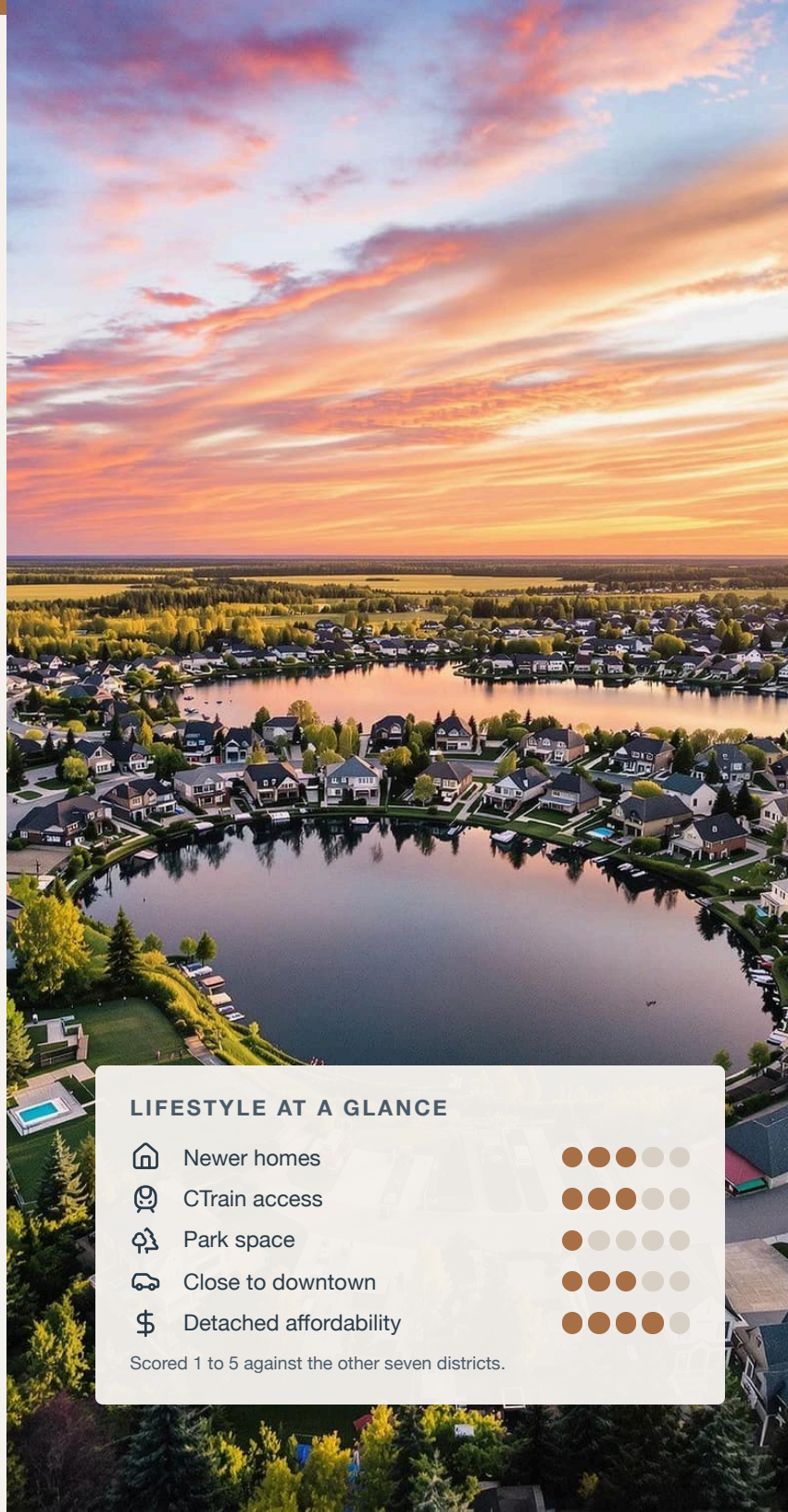
What's the energy?

If you want to live where things are always moving, with food and services minutes away, this district fits.

The trade-offs

- Several communities inside airport noise contours
- The two costliest hailstorms hit here
- Least park land per resident

> North East Calgary is packed with culture, connection and convenience, and often misunderstood by people who've never lived here.



NORTH EAST

The Feel of North East

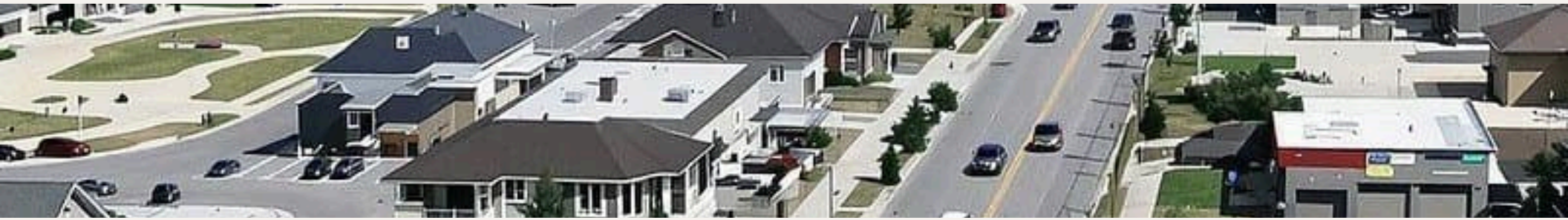
What it feels like

- Fast-moving and grounded in community.
- Parks are busy on weekends, and there's a real sense of ownership over neighbourhood spaces.
- Food, shops and festivals from around the world along the main corridors.
- Less polish, more practicality. Buyers who prize utility over prestige tend to love it here.

What locals say

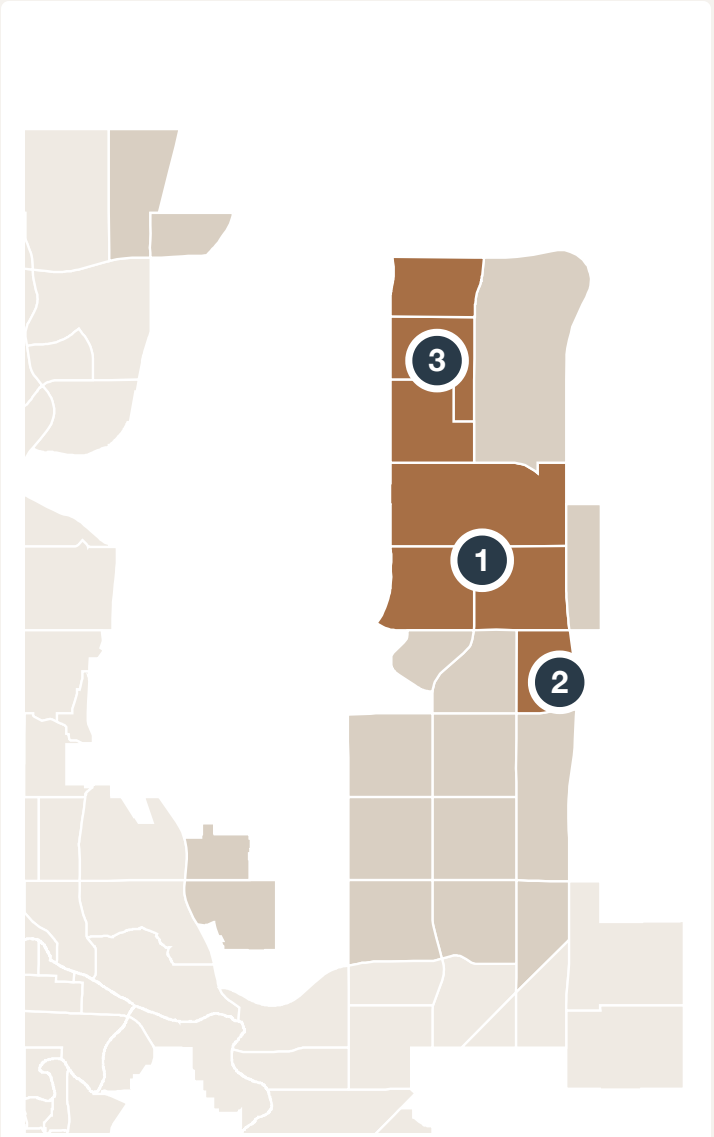
> *I didn't realize how much value you can get here. The same house would be $100K more in the NW.*

> *Everything I need is close: food, doctors, groceries. I barely leave the area.*



NORTH EAST

Key Communities in North East



1 Saddle Ridge, Taradale & Martindale

Connected to the Blue Line, schools and services.

Detached $477K to $610K · Apartment $228K to $261K · 20 to 23 min downtown · 10 min walk to CTrain

2 Coral Springs

The North East's lake community, and one of its most underrated.

Detached $680K · 20 min downtown

3 Cityscape, Redstone & Skyview Ranch

Newer, still-growing areas with modern layouts. Parts sit inside the airport's noise contours.

Detached $627K to $682K · Apartment $245K · 22 to 23 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.



NORTH EAST

Home Prices in North 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

$559K

a quarter under $487K



-20% vs Calgary
35 days to sell
1,180 sales · **$388**/sq ft

Semi-detached

$458K

a quarter under $390K



-22% vs Calgary
33 days to sell
219 sales · **$354**/sq ft

Townhouse

$350K

a quarter under $302K



-16% vs Calgary
40 days to sell
344 sales · **$273**/sq ft

Apartment condo

$244K

a quarter under $212K



-17% vs Calgary
54 days to sell
187 sales · **$304**/sq ft

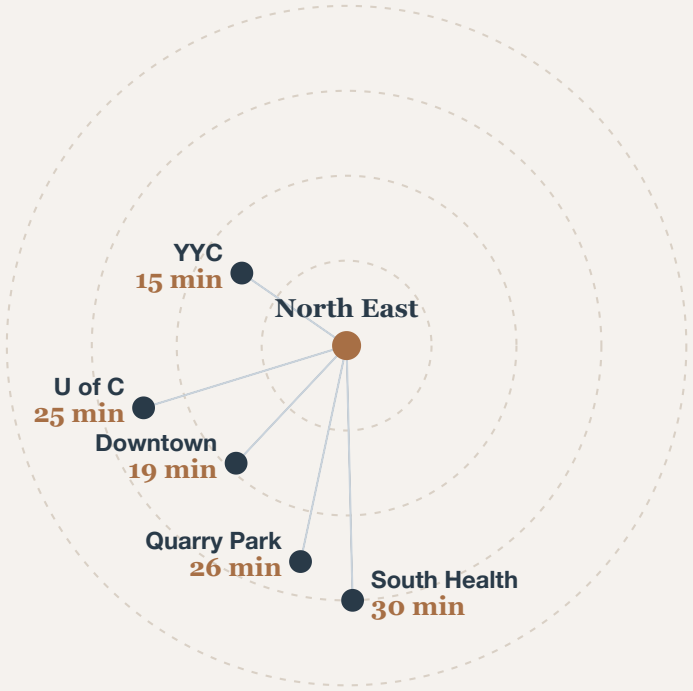
Every community, table and map for North East: **ashiyer.com/calgary/north-east**

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.

NORTH EAST

The Time-Cost of Living in North 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

19 min
median drive downtown, 9 to 28 across the district

15 min
median drive to YYC

4 min
walk to the nearest transit stop

6 of 22
communities near a CTrain station

78%
of the district near a frequent route

158 km
of bikeways and pathways

Errands

Very efficient. Groceries, pharmacies and clinics are often 5 to 10 minutes from most homes.

> The day-to-day in the North East is fast. If you hate driving across the city for groceries or school pickup, this area will save you hours.

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

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 11% of commuters here take transit and 35% travel 30 minutes or more (2021 Census).

NORTH EAST

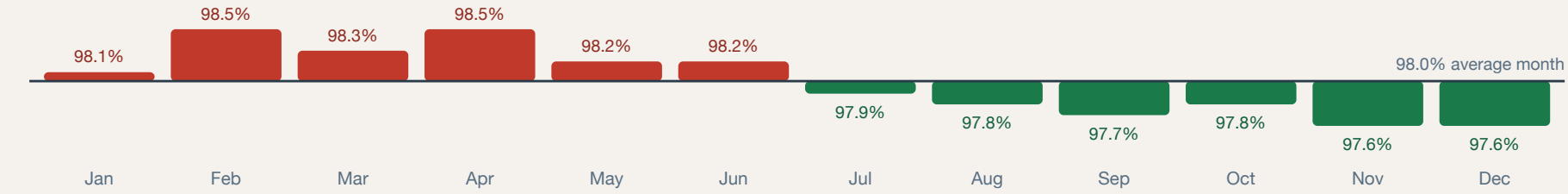
How Hard You Can Push in North East

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	$559K	**35**	18 to 61	36%	-4%	11%
Semi-detached	$458K	**33**	20 to 57	34%	-4%	7%
Townhouse	$350K	**40**	23 to 69	42%	-5.1%	8%
Apartment condo	$244K	**54**	30 to 77	45%	-6%	2%

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



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

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).

NORTH EAST

What It Costs to Hold a Home in North 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 $0.66/sq ft, 2010s at $0.4/sq ft, 2020+ at $0.23/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

17
registered secondary suites per 100 homes (6,930 in total)

$1,764
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.4
water main breaks per 100 homes in 10 years

1.3
sewage backup calls per 100 homes in a year

1.1
pothole reports per 100 homes in a year

80
public trees per 100 homes, 11% 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 North East: **ashiyer.com/calgary/north-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.



NORTH EAST

Schools, Childcare and Amenities in North East

Schools and childcare

59
schools inside the district

0.4 km
typical distance to the nearest elementary

10.1
childcare spaces per 100 children

168
playground sites, 0.9 per 1,000 residents

Health, recreation and safety

4.2 km
to the nearest hospital, 11.1 km to urgent care

2 km
to a recreation centre, 1.9 km to a library

1.5 km
to the nearest fire station

3.7 ha
of park land per 1,000 residents

What is within reach

76 groceries
52 pharmacies
42 cafes
11 gyms
397 restaurants
168 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 North East
Mapped on the district page.
ashiyer.com/calgary/north-east

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

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

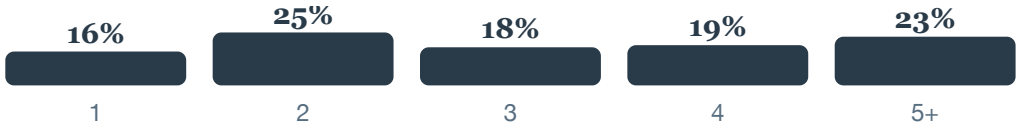


NORTH EAST

Who Lives in North East

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

Household size



People per household. Average 3.3. A high share of four and five-plus person households, which is why bigger floor plans and suites hold their value here.

The district in four numbers

CHILDREN UNDER 15
21.4%
41,795 children, with 10.1 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
55%
of couple families, plus 17% one-parent families

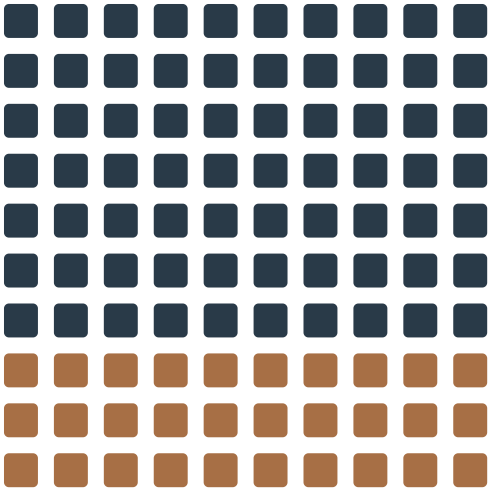
RESIDENTS
195,625
+38% over the City's last five-year count

HOUSEHOLDS
59,660
11% of commuters take transit

Owned or rented

70% Owned

30% Rented



Each square is one household in a hundred.

Every community, table and map for North East: **ashiyer.com/calgary/north-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.



NORTH EAST

Micro-Climate & Natural Feel

Wind exposure

Open prairie at low elevation with few natural barriers, so it's often windier than other districts.

Snow

Moderate snowfall that drifts across open roads, but melts faster than in the North West.

Hail

The June 13, 2020 storm ($1.2 billion insured) did most of its damage here, and the August 5, 2024 storm (over $3.2 billion) hit again. Ask about roof and siding repairs.

Natural features

Storm ponds and planned parks are common, but tree cover in newer areas is thin.

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

12.8%
of lots inside the airport's NEF 25+ noise contour (most in Vista Heights, Whitehorn)

2.1%
of lots within 100 m of a road carrying 20,000+ vehicles a day

3.7 ha
of City park land per 1,000 residents

0.5%
of lots within 200 m of a freight rail line

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

> In winter, the North East feels colder than it looks because of the prairie wind. You'll want a good scraper, and maybe a garage.

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

NORTH EAST

Before You Write an Offer in North East

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

Start with the roof

This district took the worst of the 2020 and 2024 hailstorms. Ask for roof age, repairs and claims history, and get an insurance quote before you go firm.

Check the airport noise map

Several communities sit inside the NEF 25+ contour. It is worth knowing before you pick a street, not after.

Legal suite or not

Suites are more common here than anywhere else in the city. Confirm the permit before you count the rent.

Newer community, builder checks

In the growing north-east communities, the new-build diligence applies: deposits, exclusions, warranty and your own inspection.

> 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 North East file
Maps, tables and every community.
ashiyer.com/calgary/north-east

NORTH EAST

Future Development in North East

Zoning

Newer areas like Redstone and Skyview Ranch are planned for more density, including mixed-use town centres.

Transit

Future BRT lanes are part of the long-term plan.

Airport area

Some parcels near Airport Trail may become commercial or logistics. Check development maps for noise and traffic.

Rate of change

Redstone and Cornerstone are still building, and older NE areas are seeing a wave of renovations.

> If you're buying in a newer community, look at what's planned nearby for the next five years. Some of these areas will be hard to recognize by 2030.

BY THE NUMBERS

3,034
new homes approved by building permit in the last 24 months

215
new-build homes listed by the builders I track, most in Redstone, Lewisburg, Cornerstone and Saddle Ridge

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.

NORTH EAST

Is North East Right for You?

You want affordability without giving up space

Newer homes for less.

You value community, convenience and diversity

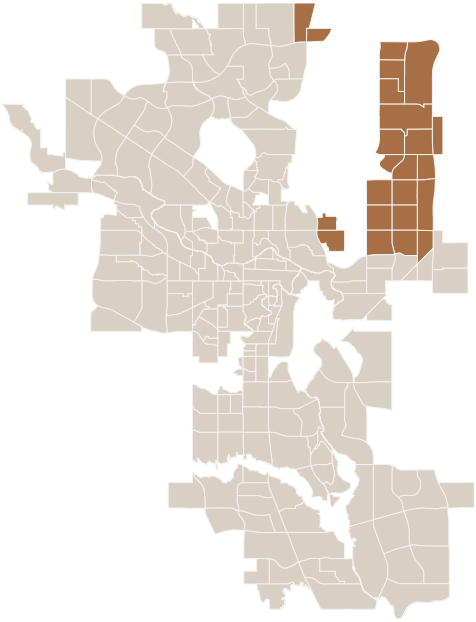
Everything close and a lot going on.

You want fast access to the airport and highways

A big plus for frequent flyers and shift workers.

You want into the market now, somewhere growing

With room for the area to mature.



North East · 22 residential communities · 63,074 homes

> North East Calgary isn't everyone's first pick, but for thousands of households it's the right place to build a life. Look past the old reputation and it might surprise you.

Thinking about North 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.

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