CALGARY · NORTH WEST · NOVEMBER 2026 EDITION

Should You Live in the North West?

Scenic suburbs with school power and mountain proximity. 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

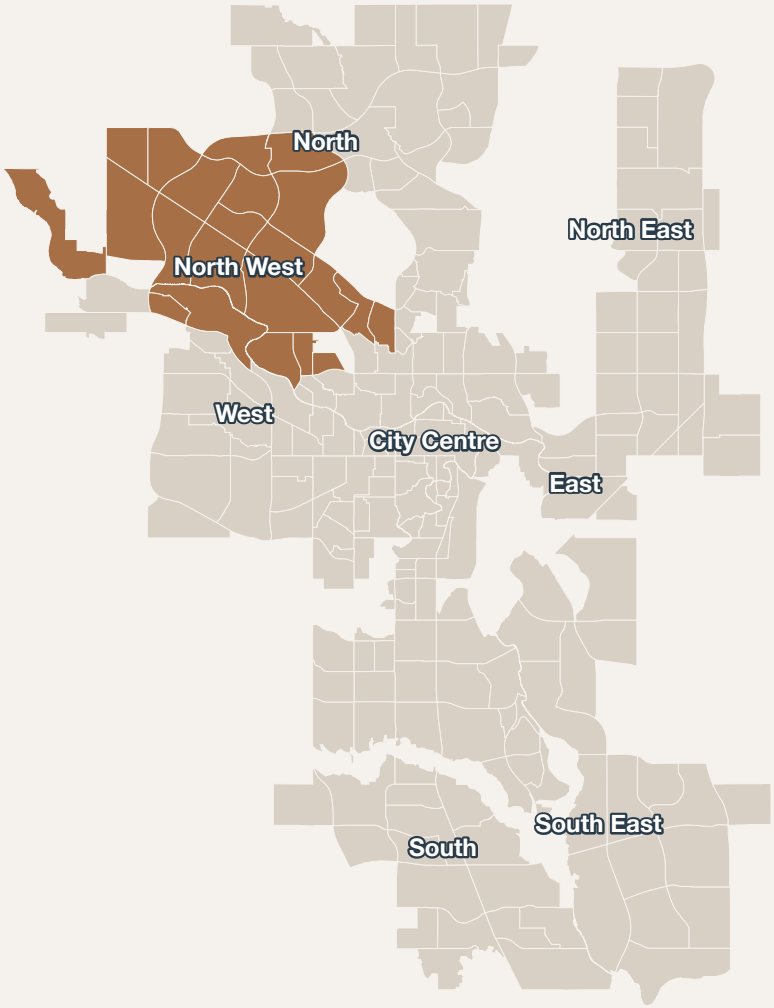
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START HERE

Where North West Sits

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

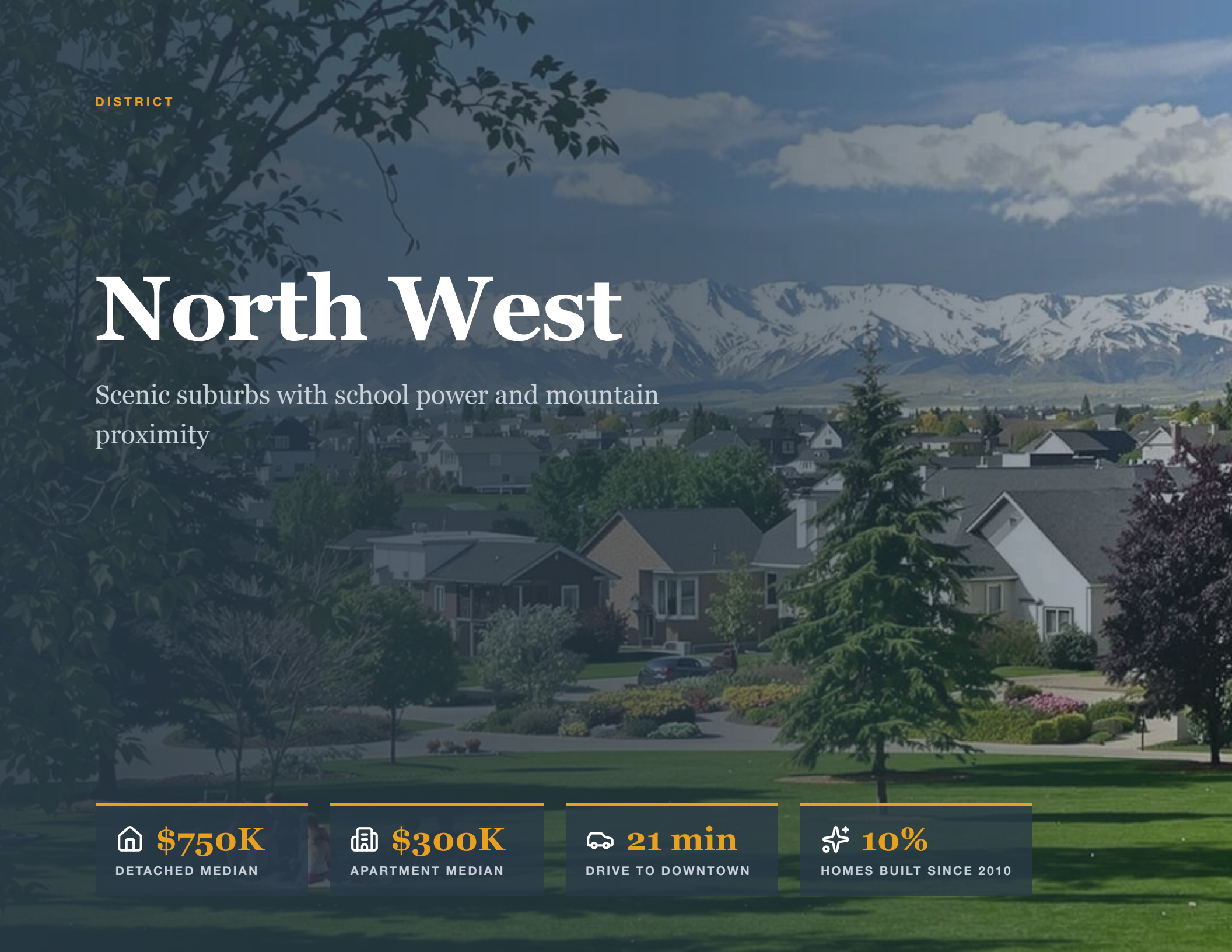
Micro-climate
Wind, snow, hail and green space, plus flood and airport-noise exposure.

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 West

Scenic suburbs with school power and mountain proximity

$750K	$300K	21 min	10%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

North West

Scenic suburbs with school power and mountain proximity

Who thrives here?

- **Long-term settlers** planning ten years or more
- **University and hospital commuters** short trips to both
- **Nature-first buyers** parks daily, mountains at weekends
- **Calm-over-chaos buyers** structured and dependable

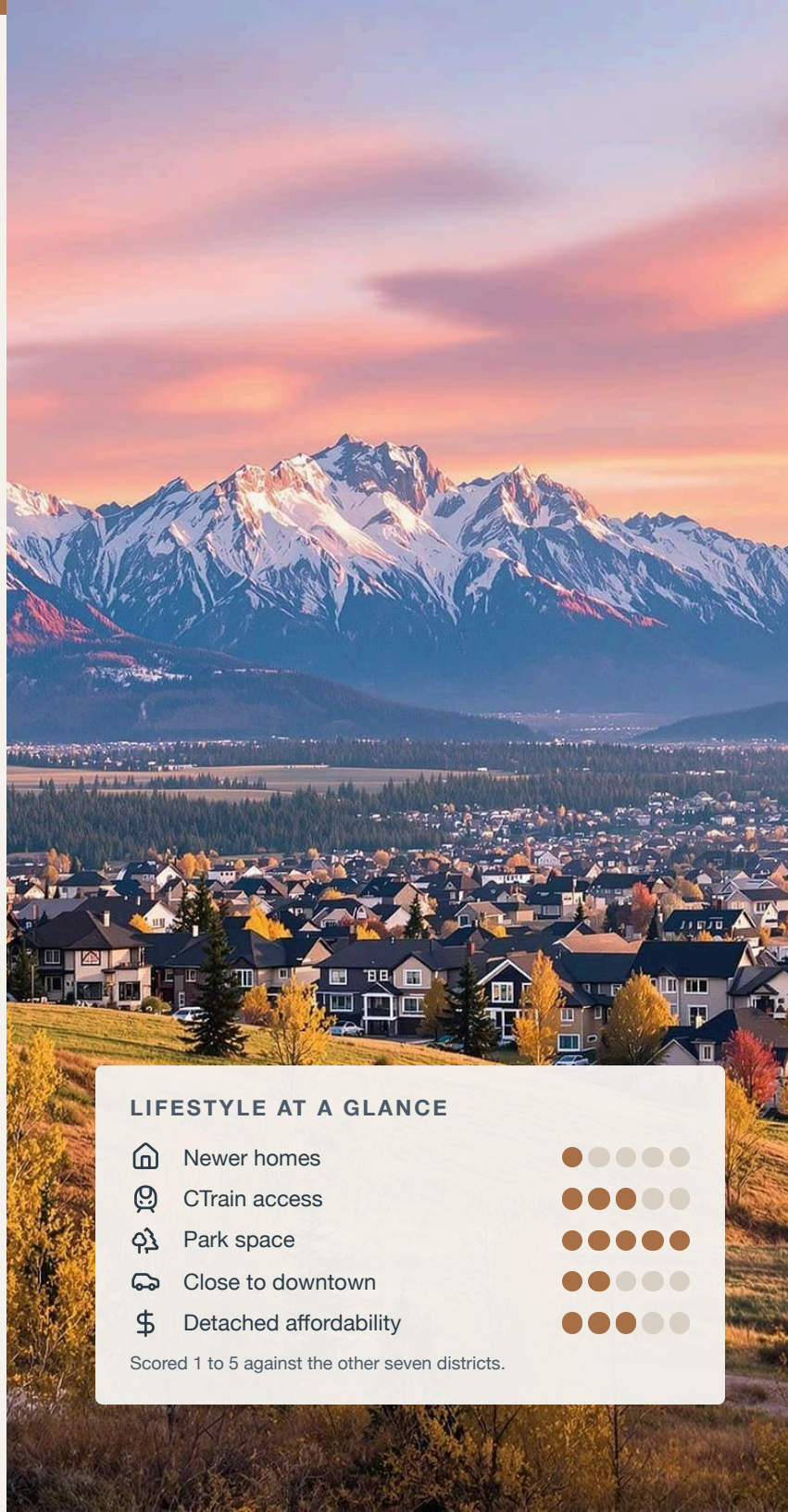
What's the energy?

If you want to feel settled without giving up nature or downtown access, this district delivers it.

The trade-offs

- Few new homes; mostly built out
- Crowchild slows at rush hour
- Detached prices above the city median

> If you want the classic Calgary lifestyle of mountain views, established schools and quiet streets, the North West could be your zone.



LIFESTYLE AT A GLANCE

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

Scored 1 to 5 against the other seven districts.

NORTH WEST

The Feel of North West

What it feels like

- Established and elevated, literally and figuratively.
- A calm suburban rhythm: bikes on the way to school, groceries nearby, sunsets out west.
- Not flashy or trend-chasing. This is Calgary at its most dependable.
- Wide roads, tidy yards and a sense that people take pride in their streets.

What locals say

> *Our kids walk to school and the mountains are an hour away. It's everything we hoped Calgary would be.*

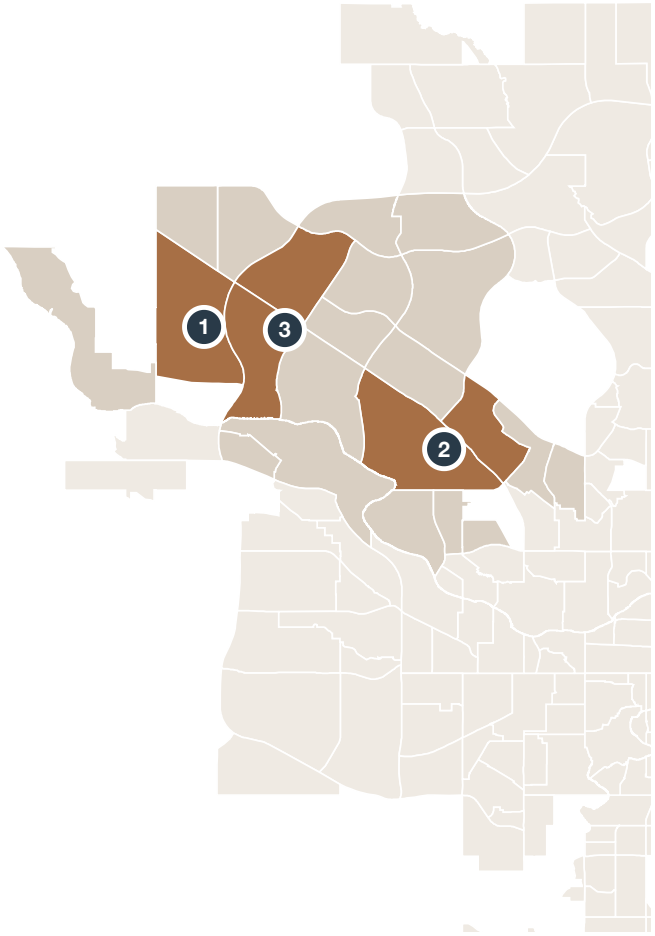
> *Our tax bill is higher than friends' in other parts of the city, but it's worth it for the schools and the quiet.*

> *Traffic can be annoying on Crowchild, but I'd never leave the NW.*



NORTH WEST

Key Communities in North West



1 Tuscany

Walkable, with the Red Line's Tuscany station and community-run events.

Detached $732K · Apartment $430K · 27 min downtown

2 Brentwood & Varsity

Next to the University of Calgary and Market Mall, with steady demand from owners and investors.

Detached $725K to $881K · Apartment $278K to $284K

16 to 18 min downtown · 14 min walk to CTrain

3 Scenic Acres & Arbour Lake

Mountain views, quick access to Crowchild and Stoney, and a resident lake in Arbour Lake.

Detached $683K to $794K · Apartment $315K · 23 min downtown

19 min walk to CTrain

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 WEST

Home Prices in North West

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

$750K

a quarter under $660K



+8% vs Calgary
21 days to sell
1,436 sales · **$448**/sq ft

Semi-detached

$659K

a quarter under $520K



+13% vs Calgary
24 days to sell
194 sales · **$449**/sq ft

Townhouse

$430K

a quarter under $370K



+3% vs Calgary
30 days to sell
307 sales · **$336**/sq ft

Apartment condo

$300K

a quarter under $242K



+2% vs Calgary
44 days to sell
380 sales · **$362**/sq ft

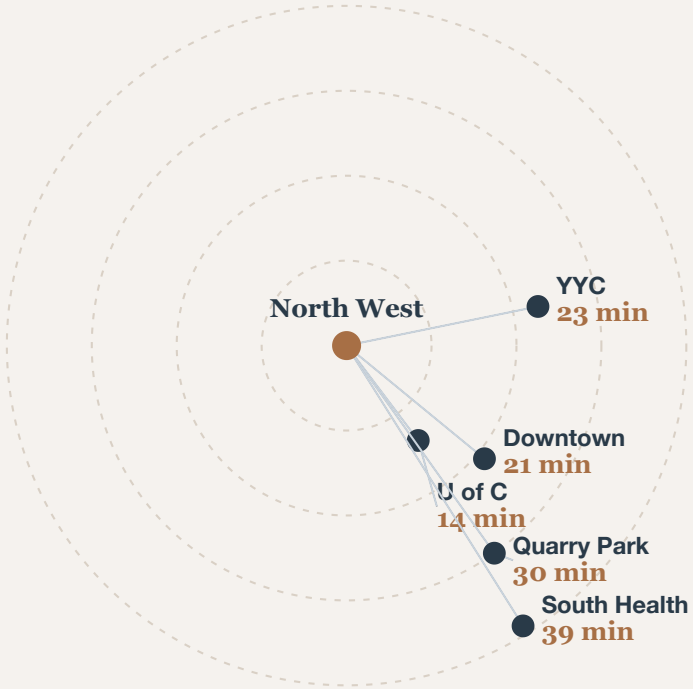
Every community, table and map for North West: **ashiyer.com/calgary/north-west**

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 WEST

The Time-Cost of Living in North West

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

21 min
median drive downtown, 13 to 32 across the district

23 min
median drive to YYC

3 min
walk to the nearest transit stop

5 of 22
communities near a CTrain station

37%
of the district near a frequent route

288 km
of bikeways and pathways

Errands

Moderate. Market Mall, Crowfoot Crossing and Beacon Hill cover most needs.

> The North West isn't the fastest for cross-city commuting, but it's self-sufficient. You'll rarely need to leave unless you want to.

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

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 8% of commuters here take transit and 33% travel 30 minutes or more (2021 Census).

NORTH WEST

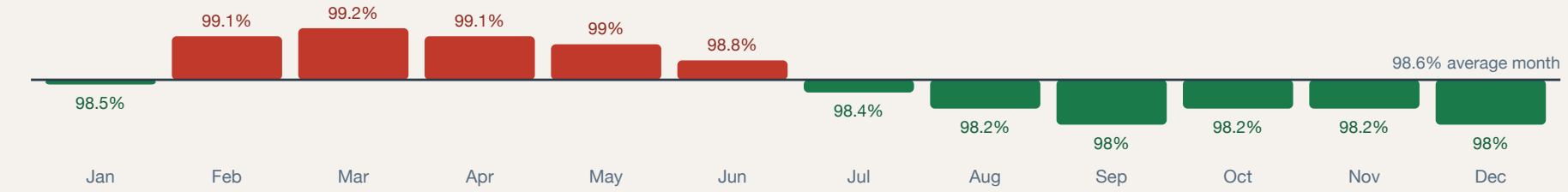
How Hard You Can Push in North West

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	$750K	**21**	11 to 44	32%	-4%	24%
Semi-detached	$659K	**24**	14 to 56	29%	-4.4%	26%
Townhouse	$430K	**30**	18 to 55	36%	-3.7%	15%
Apartment condo	$300K	**44**	22 to 74	41%	-5.4%	11%

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).

NORTH WEST

What It Costs to Hold a Home in North West

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 $0.53/sq ft, 2000s at $0.57/sq ft, 2010s at $0.72/sq ft, 2020+ at $0.54/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

4.5
registered secondary suites per 100 homes (2,190 in total)

$1,816
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

0.9
pothole reports per 100 homes in a year

133
public trees per 100 homes, 22% 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 West: **ashiyer.com/calgary/north-west**

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 WEST

Schools, Childcare and Amenities in North West

Schools and childcare

68
schools inside the district

0.3 km
typical distance to the nearest elementary

19.6
childcare spaces per 100 children

202
playground sites, 1.2 per 1,000 residents

Health, recreation and safety

6.8 km
to the nearest hospital, 11.4 km to urgent care

1.8 km
to a recreation centre, 2.1 km to a library

1.8 km
to the nearest fire station

9.8 ha
of park land per 1,000 residents

What is within reach

63 groceries
58 pharmacies
168 cafes
44 gyms
638 restaurants
202 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 West
Mapped on the district page.
ashiyer.com/calgary/north-west

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

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

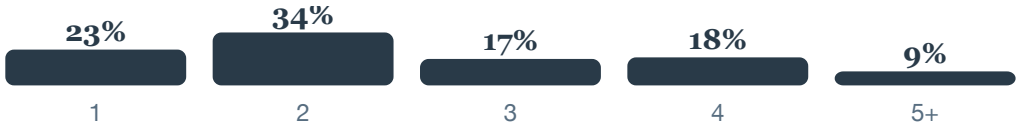


NORTH WEST

Who Lives in North West

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

Household size



People per household. Average 2.6. A broad mix of household sizes, so most property types have a buyer here.

The district in four numbers

CHILDREN UNDER 15
16.7%
28,237 children, with 19.6 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
48%
of couple families, plus 13% one-parent families

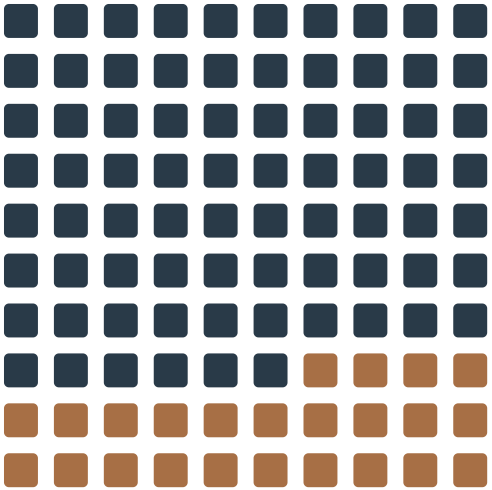
RESIDENTS
169,420
-1% over the City's last five-year count

HOUSEHOLDS
65,055
8% of commuters take transit

Owned or rented

76% Owned

24% Rented



Each square is one household in a hundred.

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

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 WEST

Micro-Climate & Natural Feel

Elevation

Some of the highest ground in the city, so it tends to run colder with more snow than the South East or East.

Wind exposure

Open hilltops bring wind chill and drifting snow in places like Tuscany and Rocky Ridge.

Natural integration

Nose Hill Park, ravines and river trails make this one of the most nature-connected districts.

Hail

Part of Calgary's hail corridor, like every district. Ask for roof age on any resale.

0.7%
of lots in the 1-in-100 flood map (most in Bowness)

0%
of lots inside the airport's NEF 25+ noise contour

1.7%
of lots within 100 m of a road carrying 20,000+ vehicles a day

9.8 ha
of City park land per 1,000 residents

1.5%
of lots within 200 m of a freight rail line (most in Bowness)

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

> Buying in the North West, your winter might feel a couple of weeks longer than a friend's in the South East. It's beautiful, and shovelling is part of the lifestyle.

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 WEST

Before You Write an Offer in North West

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

Check the age of the systems

Much of the district was built in the 1970s and 1980s. Ask for the age of the furnace, roof, windows and the electrical panel.

Bowness sits by the river

Part of Bowness is in the 1-in-100 flood area. If you are looking there, check the lot and get an insurance quote early.

Hillside lots need a closer look

Ridge and walkout lots bring retaining walls, drainage and grading. Ask the inspector to look at all three.

Confirm the school, not the reputation

Designations change with enrolment. Check the exact address with the board before you write.

> 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 West file
Maps, tables and every community.
ashiyer.com/calgary/north-west

NORTH WEST

Future Development in North West

Built out

Most North West communities are fully built, especially the inner NW like Brentwood and Varsity.

Infill

Some infill closer to downtown, in Banff Trail and Montgomery.

Transit density

Strongest near Crowfoot and Tuscany stations, lighter in the hilltop and outer suburbs.

Rate of change

Slow by design. The big new builds are University District and the far north-west edge.

> What you see is mostly what you'll get in the North West, and for many buyers that predictability is the appeal.

BY THE NUMBERS

2,861
new homes approved by building permit in the last 24 months

136
new-build homes listed by the builders I track, most in University District and Haskayne

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 WEST

Is North West Right for You?

You want established schools and resale value

Settled communities with stable values.

You love parks, trails and mountain weekends

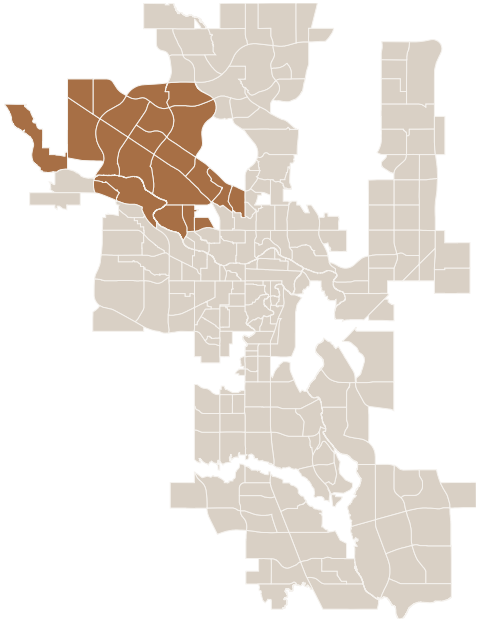
Nose Hill close by, Highway 1 not far.

You're fine with a slightly longer commute

In exchange for long-term stability.

You prefer a settled suburban life

Established streets and amenities.



North West · 22 residential communities · 62,986 homes

> The North West is built for buyers who want to put down roots. If you want long-term value and a view with your morning coffee, it might be your place.

Thinking about North West?
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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