CALGARY · NORTH · NOVEMBER 2026 EDITION

Should You Live in the North?

Balanced suburbs with big-picture potential. 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

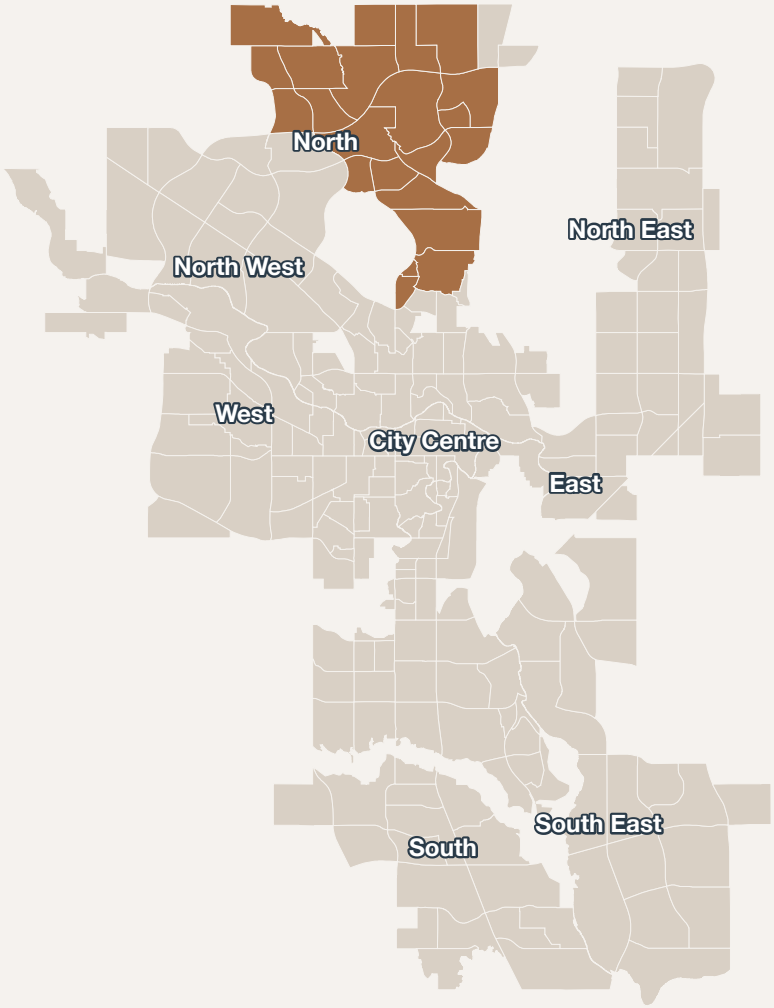
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START HERE

Where North Sits

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

Balanced suburbs with big-picture potential



$638K	$285K	21 min	39%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

North

Balanced suburbs with big-picture potential

Who thrives here?

- ✓ **Pragmatic planners** long-term growth without overpaying
- ✓ **Buyers moving up** from a starter condo or townhouse
- ✓ **North-side commuters** airport, industrial parks, CrossIron
- ✓ **Newer-home buyers** who still want quiet

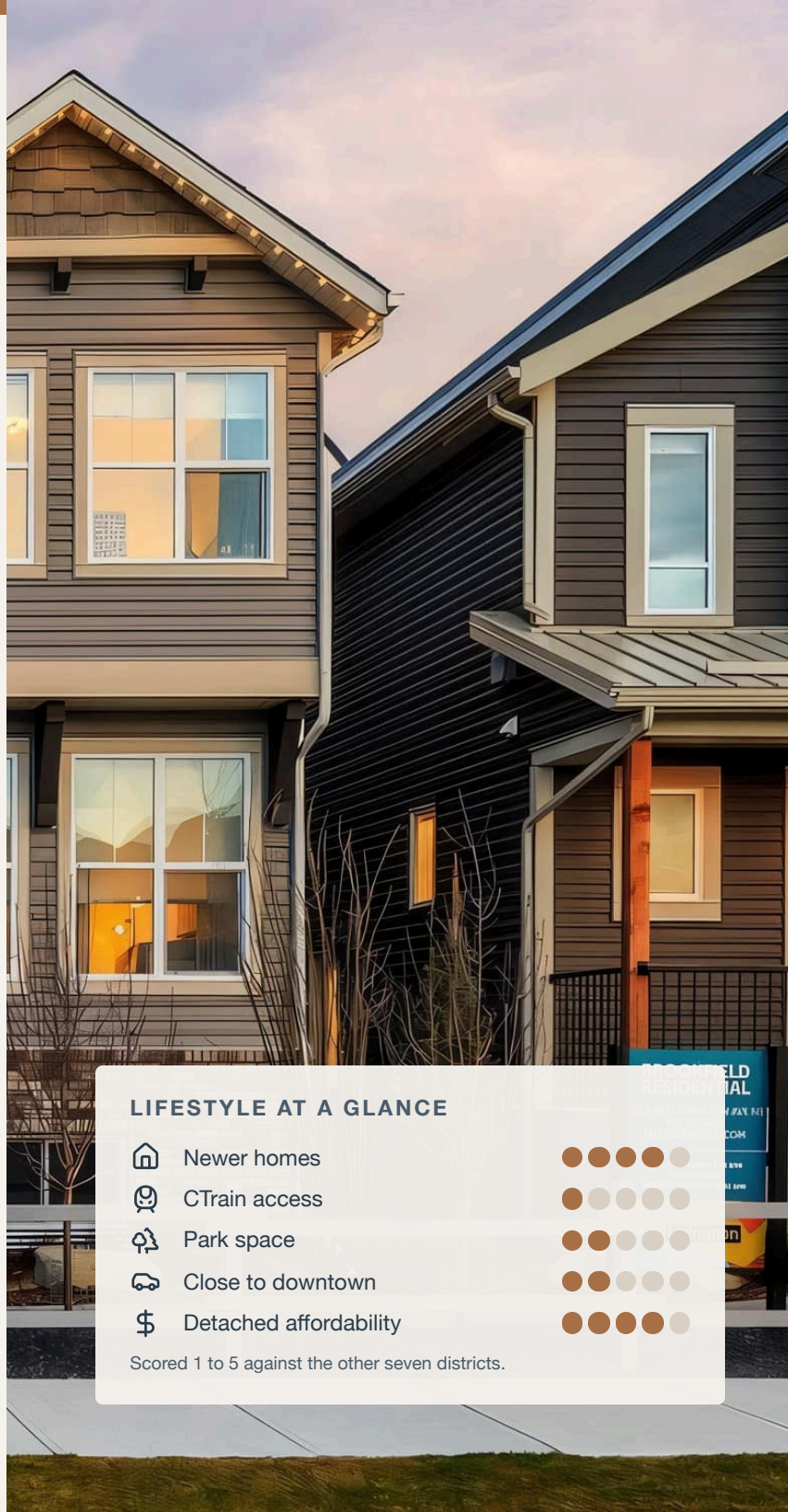
What's the energy?

If you want more house for the money in an area still growing, the North gets you there without the premium.

The trade-offs

- No CTrain within walking distance
- Deerfoot or Stoney at rush hour
- Young trees, amenities still arriving

> North Calgary is often the sweet spot: not too far out, not too pricey, with room to grow.



NORTH

The Feel of North

What it feels like

- Clean, orderly and suburban.
- Detached homes with double garages, wide streets, newer schools and plenty of playgrounds.
- A quiet achiever: it rarely trends online, and it delivers space, calm and convenience.
- Costco runs, sports practices, backyard barbecues. Life here runs on a schedule.

What locals say

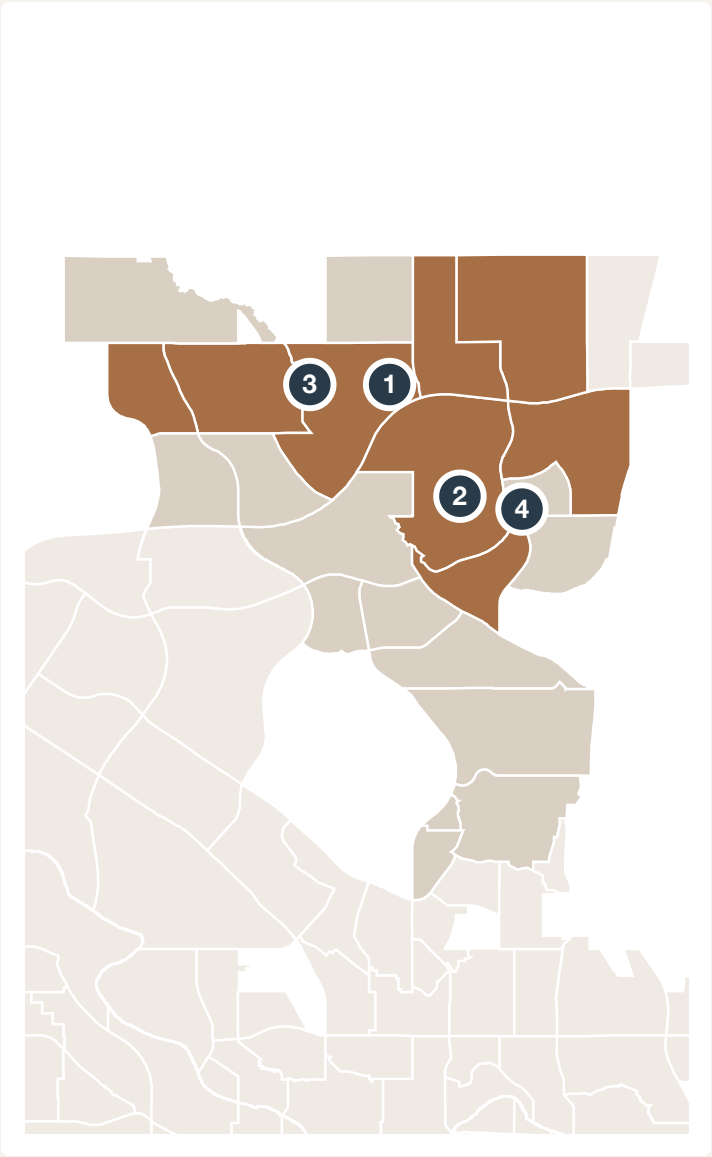
> *We moved here for the schools and ended up loving the community feel.*

> *We don't have the fancy cafés of the inner city, but we've got everything else we need.*



NORTH

Key Communities in North



1 Evanston & Carrington

Master-planned and newer, with lots of detached homes and walking paths.

Detached $672K to $725K · Apartment $350K · 24 min downtown

2 Panorama Hills

Mature and established, with plenty of amenities close by.

Detached $730K · Apartment $254K · 22 min downtown

3 Sage Hill, Nolan Hill & Livingston

Clean, modern layouts. Livingston is still building out.

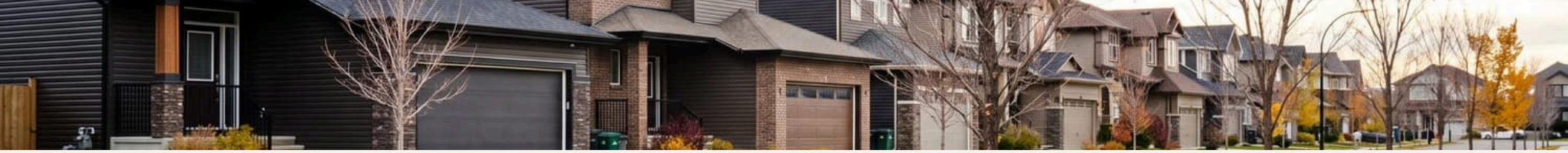
Detached $675K to $689K · Apartment $288K to $304K · 23 to 26 min downtown

4 Country Hills & Coventry Hills

1990s communities with bigger yards and steady resale.

Detached $550K to $551K · Apartment $335K · 18 to 20 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

Home Prices in North

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

$638K

a quarter under $570K



-8% vs Calgary
27 days to sell
1,530 sales · **$375**/sq ft

Semi-detached

$530K

a quarter under $470K



-9% vs Calgary
33 days to sell
222 sales · **$360**/sq ft

Townhouse

$407K

a quarter under $360K



-3% vs Calgary
36 days to sell
483 sales · **$313**/sq ft

Apartment condo

$285K

a quarter under $250K



-3% vs Calgary
43 days to sell
351 sales · **$367**/sq ft

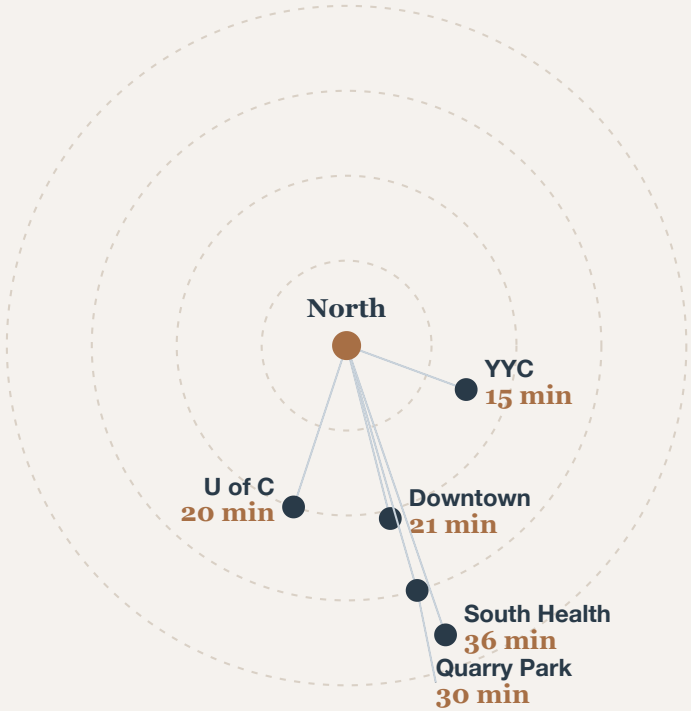
Every community, table and map for North: **ashiyer.com/calgary/north**

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

The Time-Cost of Living in North

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 28 across the district

15 min
median drive to YYC

3 min
walk to the nearest transit stop

0 of 22
communities near a CTrain station

81%
of the district near a frequent route

202 km
of bikeways and pathways

Errands

High convenience. Beacon Hill, Sage Hill Crossing and CrossIron Mills are close.

> North Calgary isn't the flashiest, but it's one of the most efficient places to live. The weekly routine runs like a well-oiled machine.

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

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 6% of commuters here take transit and 34% travel 30 minutes or more (2021 Census).

NORTH

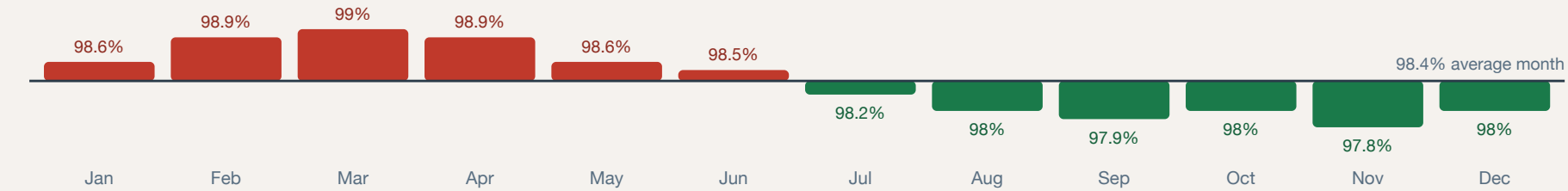
How Hard You Can Push in North

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	$638K	**27**	15 to 51	35%	-3.4%	15%
Semi-detached	$530K	**33**	18 to 58	37%	-3.9%	6%
Townhouse	$407K	**36**	20 to 60	38%	-3.8%	10%
Apartment condo	$285K	**43**	22 to 73	42%	-4.7%	10%

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

What It Costs to Hold a Home in North

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 $0.38/sq ft, 2000s at $0.6/sq ft, 2010s at $0.3/sq ft, 2020+ at $0.43/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

12.8
registered secondary suites per 100 homes (5,593 in total)

$1,816
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.2
water main breaks per 100 homes in 10 years

0.8
sewage backup calls per 100 homes in a year

0.9
pothole reports per 100 homes in a year

89
public trees per 100 homes, 9% 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: **ashiyer.com/calgary/north**

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

Schools, Childcare and Amenities in North

Schools and childcare

37
schools inside the district

0.6 km
typical distance to the nearest elementary

13.4
childcare spaces per 100 children

159
playground sites, 0.9 per 1,000 residents

Health, recreation and safety

10.5 km
to the nearest hospital, 13.1 km to urgent care

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

1.4 km
to the nearest fire station

5.8 ha
of park land per 1,000 residents

What is within reach

48 groceries

36 pharmacies

53 cafes

27 gyms

357 restaurants

159 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
Mapped on the district page.
ashiyer.com/calgary/north

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

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

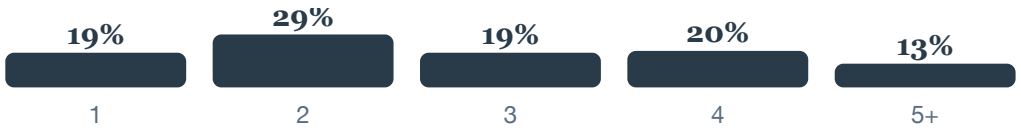


NORTH

Who Lives in North

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

Household size



People per household. Average 2.9. 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
20.7%
35,652 children, with 13.4 childcare spaces per 100

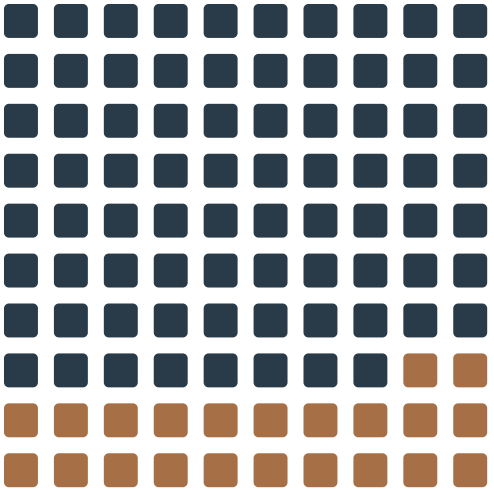
FAMILIES WITH CHILDREN AT HOME
53%
of couple families, plus 15% one-parent families

RESIDENTS
172,115
+84% over the City's last five-year count

HOUSEHOLDS
59,825
6% of commuters take transit

Owned or rented

78% Owned **22%** Rented



Each square is one household in a hundred.

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

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

Micro-Climate & Natural Feel

Wind

A transition zone: less wind than the North East, not as elevated as the North West.

Sun exposure

Moderate snowfall that tends to melt faster than on the higher North West hills.

Hail

Calgary sits in Alberta's hail belt, and the open north edge sees its share of summer storms. Ask for roof age and claims history.

Landscaping

Still maturing in newer areas: many streets are open, with young trees.

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

0.4%
of lots inside the airport's NEF 25+ noise contour

1.5%
of lots within 100 m of a road carrying 20,000+ vehicles a day

5.8 ha
of City park land per 1,000 residents

1.2%
of lots within 200 m of a freight rail line

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

> In winter, the north feels colder than it looks because of the prairie wind. A good scraper helps, and so does 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

Before You Write an Offer in North

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

Treat the builder contract as the deal

GST, deposit structure, what is excluded (landscaping, fencing, appliances, window coverings) and the possession date that can move.

Budget for the yard

New lots arrive bare. Landscaping, fencing and a deck are real money in year one, and some builders hold a landscaping deposit.

Drive the commute at 8 a.m.

No North community has a CTrain station within walking distance today, so the drive is the commute. Test it before you commit.

Look at what is planned next door

Some commercial parcels are still empty. The City development map shows what is approved beside the home.

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

Future Development in North

Livingston and Carrington

Part of the City's north growth area, with commercial, school and transit additions planned.

Density

Expect more density around future transit stops and town centres.

Commercial growth

Some commercial sites are still developing. Check site plans for what's planned next to a home.

Community evolution

Much of this was prairie 15 years ago. Schools, parks and clinics are catching up, especially around Livingston.

> If you're buying new or nearly new in North Calgary, check the plans: today's dirt lot might be your shopping plaza in two years.

BY THE NUMBERS

3,615
new homes approved by building permit in the last 24 months

191
new-build homes listed by the builders I track, most in Livingston, Sage Hill, Moraine and Glacier Ridge

Green Line
6 planned within 1.5 km: 6 with no funded stage

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

Is North Right for You?

You want a newer home with space

Without West or North West pricing.

You value schools, shopping and quiet streets

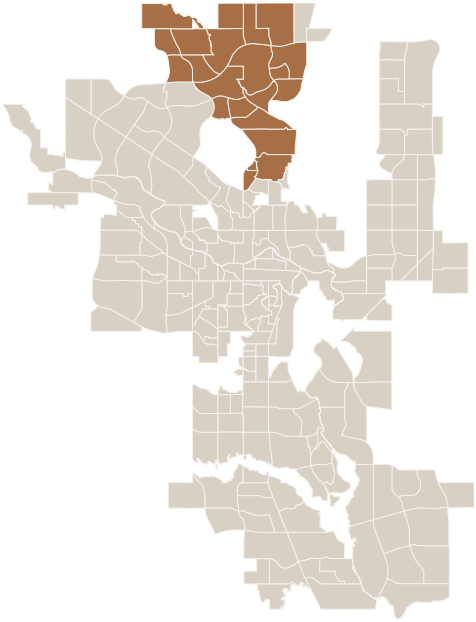
Newer schools and shopping centres are close.

You're fine driving or taking an express bus

In exchange for more space for the money.

You'd like aurora nights

Darker northern skies make the lights easier to catch.



North · 22 residential communities · 66,835 homes

> North Calgary is a planner's district: clean, growing and grounded. If you're thinking long term about space and value, it checks a lot of boxes.

Thinking about North?
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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