CALGARY · SOUTH EAST · NOVEMBER 2026 EDITION

Should You Live in the South East?

New builds, active living and lake communities. 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

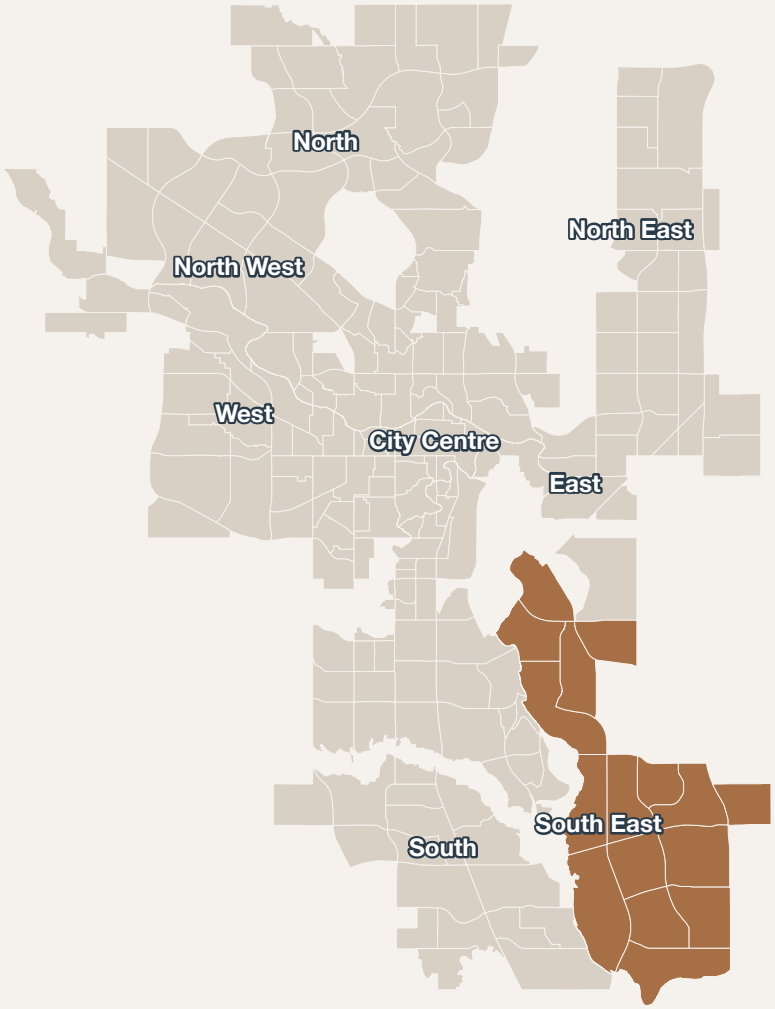
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START HERE

Where South East Sits

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

South East

New builds, active living and lake communities

$656K	$305K	26 min	49%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

South East

New builds, active living and lake communities

Who thrives here?

- **Newer-home buyers** little maintenance, modern layouts
- **Hospital staff and trades** quick to Deerfoot and Stoney
- **Amenity-first buyers** lake, shops, fitness, schools
- **Commute traders** time for a planned, newer community

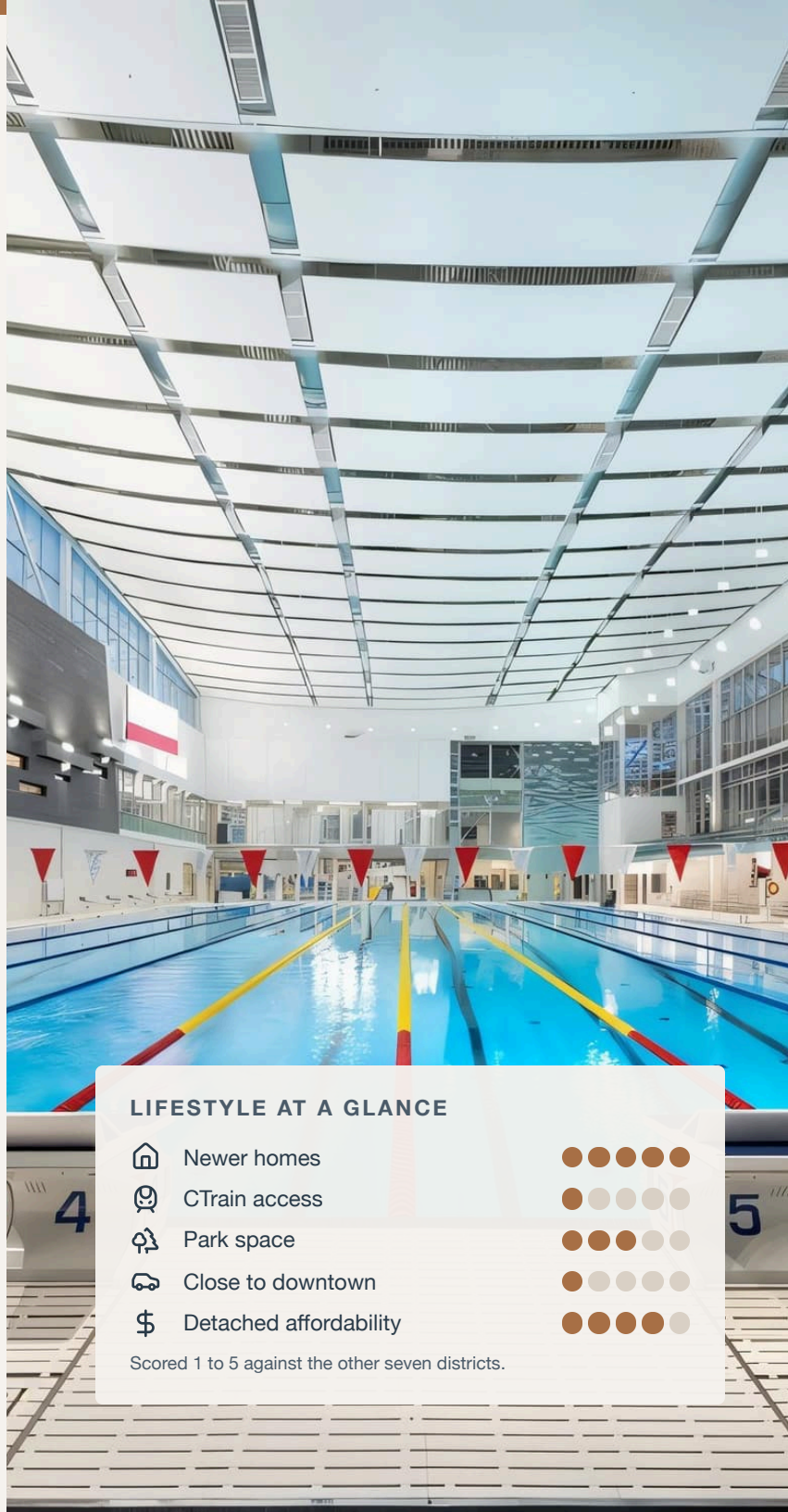
What's the energy?

If you want a home that feels fresh with the infrastructure already there, this district is designed around it.

The trade-offs

- Longest median drive downtown
- No CTrain; the first phase ends at Shepard
- Lake communities carry association fees

> If you're moving to Calgary and want a newer home, lake access and modern amenities, South East Calgary was practically built for you.



LIFESTYLE AT A GLANCE

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

Scored 1 to 5 against the other seven districts.

SOUTH EAST

The Feel of South East

What it feels like

- New, polished and intentionally designed.
- Wide streets, modern homes and a just-built feel to everything from fire halls to fitness centres.
- Community events, holiday light displays and school openings: still growing, already lived in.
- Everything feels new, but it's far from empty.

What locals say

> *We moved here from out of province and couldn't believe what you get for the price. Lake access, new schools, trails everywhere.*

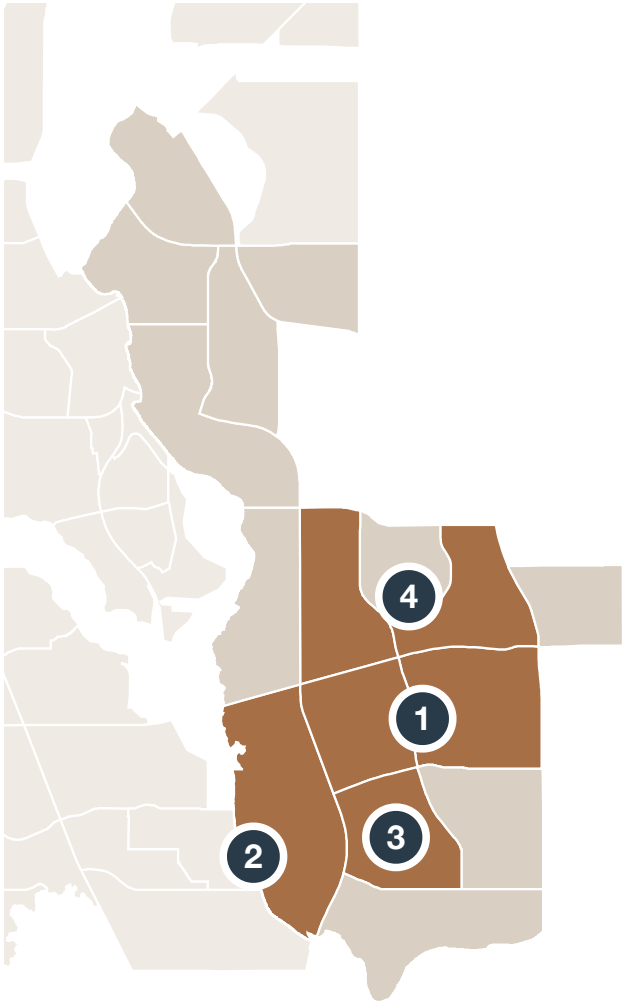
> *It's a bit of a drive to downtown, but most of our life is right here.*

> *Seton has everything. We basically live in our own mini city.*



SOUTH EAST

Key Communities in South East



1 Mahogany & Auburn Bay

Calgary's newer lake communities, with resident beach clubs and year-round recreation.

Detached $749K to $760K · Apartment $305K to $363K · 28 to 29 min downtown

2 Cranston

Established and new homes with Bow River pathway access.

Detached $725K · Apartment $307K · 27 min downtown

3 Seton

An urban-style core with the South Health Campus, major retail and the Brookfield Residential YMCA, reported as the largest YMCA in the world.

Detached $705K · Apartment $327K · 28 min downtown

4 McKenzie Towne & Copperfield

Established SE communities, with McKenzie Towne's High Street and lower detached prices than the lake communities.

Detached $595K to $614K · Apartment $263K to $268K · 22 to 25 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.



SOUTH EAST

Home Prices in South 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

$656K

a quarter under $575K



-6% vs Calgary
25 days to sell
1,733 sales · **$376**/sq ft

Semi-detached

$530K

a quarter under $490K



-9% vs Calgary
31 days to sell
293 sales · **$381**/sq ft

Townhouse

$410K

a quarter under $370K



-2% vs Calgary
35 days to sell
592 sales · **$313**/sq ft

Apartment condo

$305K

a quarter under $261K



+3% vs Calgary
37 days to sell
458 sales · **$384**/sq ft

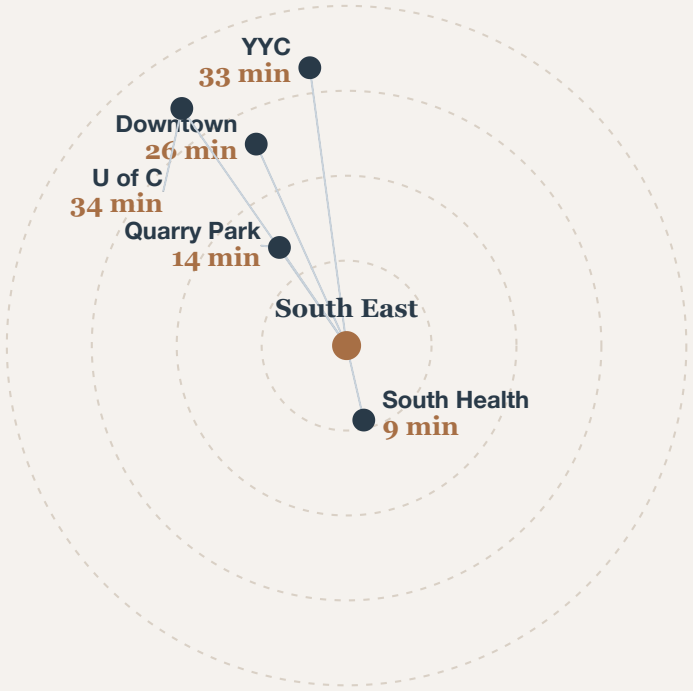
Every community, table and map for South East: **ashiyer.com/calgary/south-east**

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.

SOUTH EAST

The Time-Cost of Living in South 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

26 min
median drive downtown, 16 to 31 across the district

33 min
median drive to YYC

4 min
walk to the nearest transit stop

0 of 14
communities near a CTrain station

41%
of the district near a frequent route

177 km
of bikeways and pathways

Errands

Very efficient. Seton puts a hospital, the YMCA, groceries and restaurants within a few blocks.

> If your day-to-day matters more than the morning commute, this is one of Calgary's most self-contained districts.

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

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 4% of commuters here take transit and 29% travel 30 minutes or more (2021 Census).

SOUTH EAST

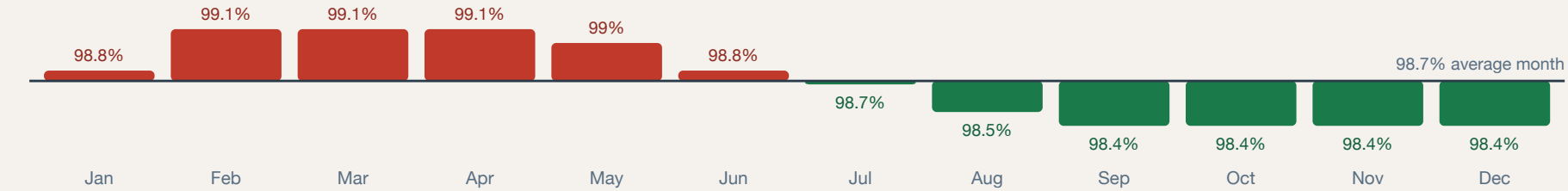
How Hard You Can Push in South East

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	$656K	**25**	14 to 47	32%	-3.3%	22%
Semi-detached	$530K	**31**	17 to 61	38%	-3.6%	19%
Townhouse	$410K	**35**	20 to 60	42%	-3.5%	16%
Apartment condo	$305K	**37**	22 to 70	41%	-5%	14%

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).

SOUTH EAST

What It Costs to Hold a Home in South 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 $0.3/sq ft, 2000s at $0.38/sq ft, 2010s at $0.49/sq ft, 2020+ at $0.31/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

9.2
registered secondary suites per 100 homes (3,658 in total)

$1,879
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.1
water main breaks per 100 homes in 10 years

0.4
sewage backup calls per 100 homes in a year

1.4
pothole reports per 100 homes in a year

108
public trees per 100 homes, 7% 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 South East: **ashiyer.com/calgary/south-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.



SOUTH EAST

Schools, Childcare and Amenities in South East

Schools and childcare

32
schools inside the district

0.6 km
typical distance to the nearest elementary

18.6
childcare spaces per 100 children

144
playground sites, 1 per 1,000 residents

Health, recreation and safety

4.1 km
to the nearest hospital, 8.1 km to urgent care

2.6 km
to a recreation centre, 2.8 km to a library

1.8 km
to the nearest fire station

6.6 ha
of park land per 1,000 residents

What is within reach

23 groceries
29 pharmacies
46 cafes
11 gyms
268 restaurants
144 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 South East
Mapped on the district page.
ashiyer.com/calgary/south-east

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

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

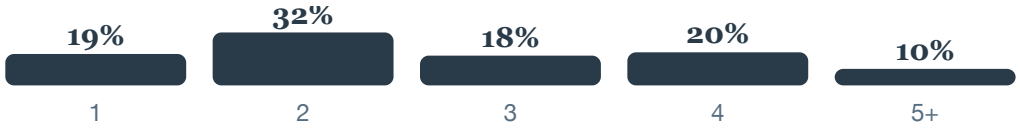


SOUTH EAST

Who Lives in South East

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

Household size



People per household. Average 2.7. 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
22.1%
31,982 children, with 18.6 childcare spaces per 100

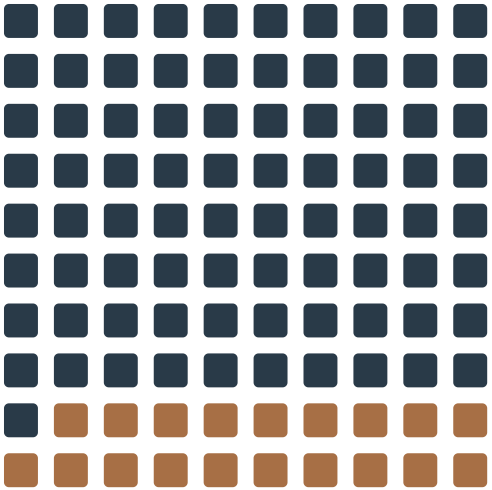
FAMILIES WITH CHILDREN AT HOME
52%
of couple families, plus 13% one-parent families

RESIDENTS
144,605
+50% over the City's last five-year count

HOUSEHOLDS
52,735
4% of commuters take transit

Owned or rented

81% Owned **19%** Rented



Each square is one household in a hundred.

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



SOUTH EAST

Micro-Climate & Natural Feel

Climate

Warmer and sunnier than the North West or North: open skies, less wind, lots of south-facing lots.

Snow

Lighter snowfall. Wide sidewalks and full sun mean early melt and dry pavement.

Natural integration

Bow River trails in Cranston, storm ponds, green corridors and the lakes in Mahogany and Auburn Bay.

Hail

Moderate exposure. Many newer builds use impact-resistant roofing and siding; ask which.

0.2%
of lots in the 1-in-100 flood map

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

6.6 ha
of City park land per 1,000 residents

0.4%
of lots within 200 m of a freight rail line

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

> The weather down here is a win: longer summers, fewer shovelling days, and with lake access it feels like a resort half the year.

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

SOUTH EAST

Before You Write an Offer in South East

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

Lake and association fees are on title

Lake communities carry mandatory annual fees, registered as an encumbrance. Ask the amount, what it covers and the rules.

New build means builder diligence

GST and the first-time buyers rebate, the deposit schedule, what is excluded, and your own inspection before possession.

Ask about the roof

Hail is a real cost in Calgary. On a newer build, ask what class of roofing went on. On a resale, ask about claims.

Do not pay for the Green Line yet

The funded first phase ends at Shepard. Stations planned nearer these communities have no funded construction stage.

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

SOUTH EAST

Future Development in South East

Active expansion

The most active new-build area in the city, with phases underway in Hotchkiss, Mahogany, Seton and Rangeview.

Seton

Growing into a self-contained urban core, with shopping and hospital access in walking distance.

Future transit

The Green Line's funded first phase ends at Shepard. The SE stations are on the long-term plan with no funded stage.

Community evolution

New schools, plazas and restaurants keep opening in Mahogany, Auburn Bay and Seton.

> The South East is still unfolding, so when you buy here you're also buying into what's coming. Buy carefully and you get the lifestyle now and room for value later.

BY THE NUMBERS

5,331
new homes approved by building permit in the last 24 months

468
new-build homes listed by the builders I track, most in Hotchkiss, Mahogany, Ricardo Ranch and Seton

Green Line
6 planned within 1.5 km: 2 in the funded first phase, 4 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.

SOUTH EAST

Is South East Right for You?

You want a newer home with minimal renos

Modern, turnkey properties.

You value lake life and modern amenities

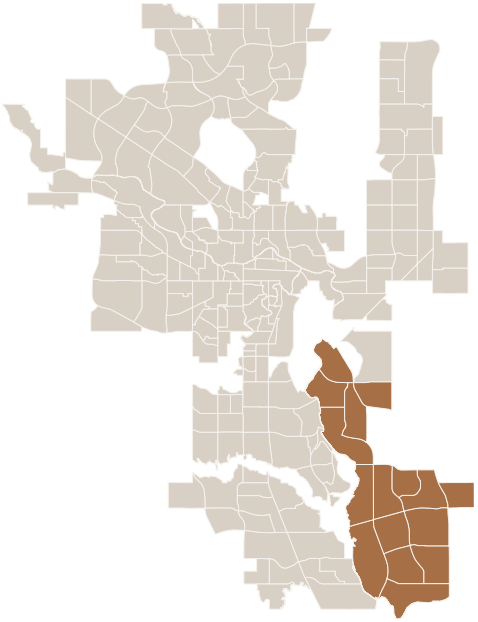
Resident beaches, the South Health Campus and new shopping.

You'll trade some commute time for convenience

Most daily needs are met locally.

You want a self-contained, walkable area

Planned communities built for how people live today.



South East · 14 residential communities · 60,906 homes

> South East Calgary is what a lot of people picture when they imagine their next chapter: a newer home in a community designed around how people live today.

Thinking about South 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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