CALGARY · SOUTH · NOVEMBER 2026 EDITION

Should You Live in the South?

Established neighbourhoods on the Red Line. 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

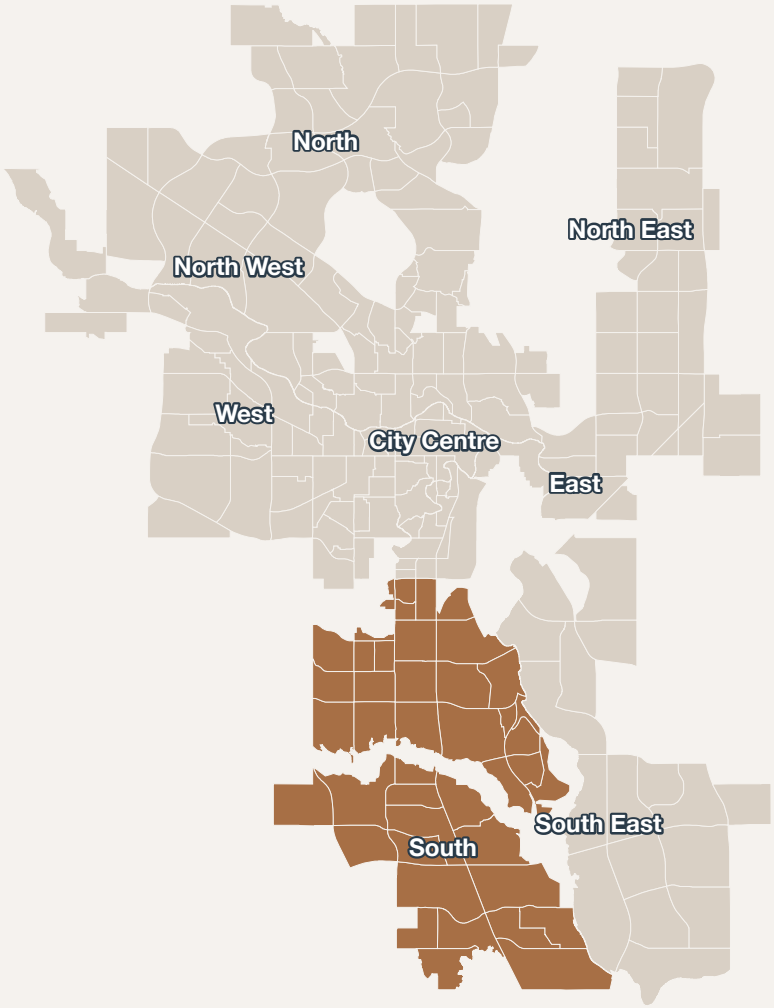
The Getty Group · 403 903 6399 · ash@ashiyer.com



START HERE

Where South Sits

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

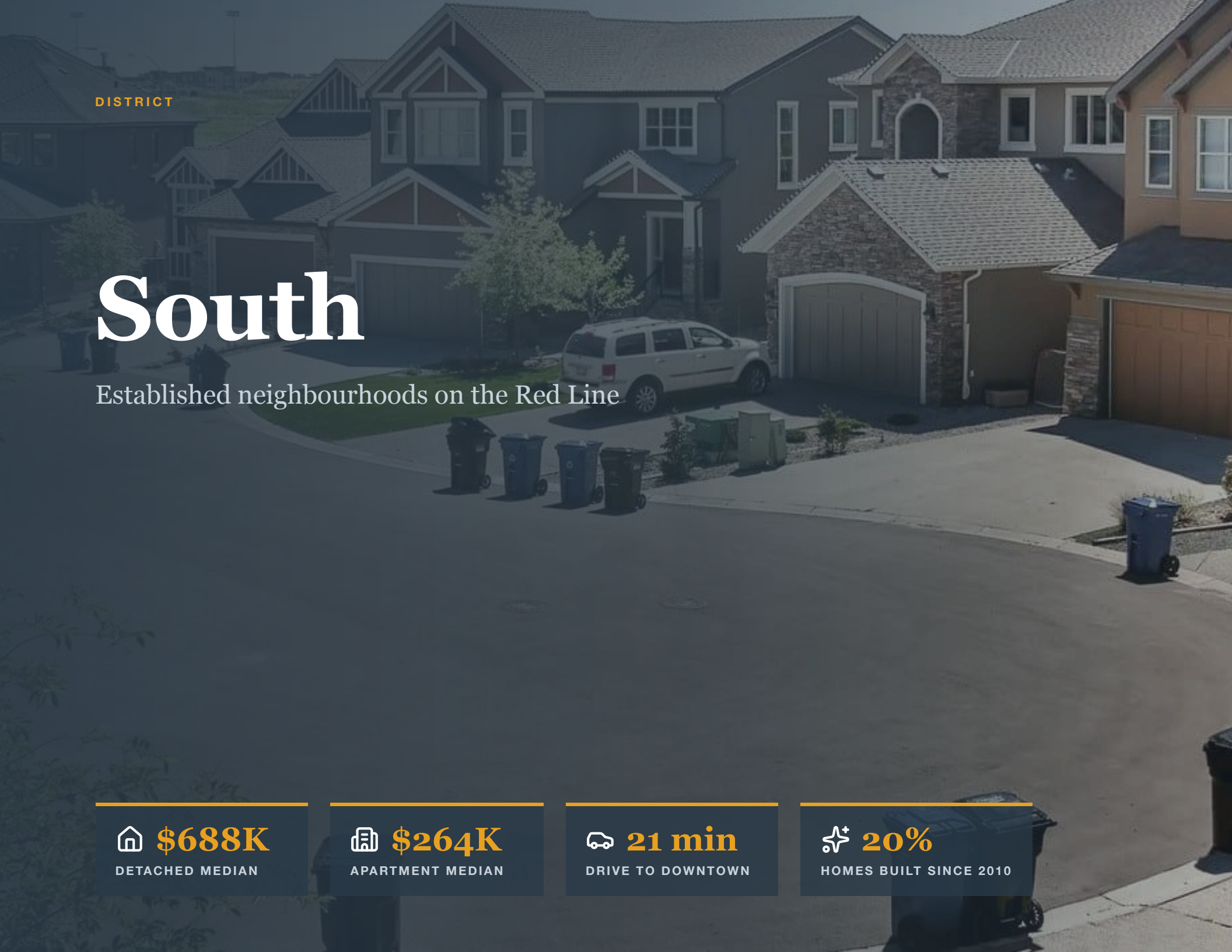
Micro-climate
Wind, snow, hail and green space, plus flood and airport-noise exposure.

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

Established neighbourhoods on the Red Line

$688K	$264K	21 min	20%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

South

Established neighbourhoods on the Red Line

Who thrives here?

- ✓ **Move-up buyers** staying ten years or more
- ✓ **Health-care workers** Rockyview and South Health Campus
- ✓ **Function-first buyers** flow without losing green space
- ✓ **Traditional-Calgary buyers** garage, yard, trees, schools

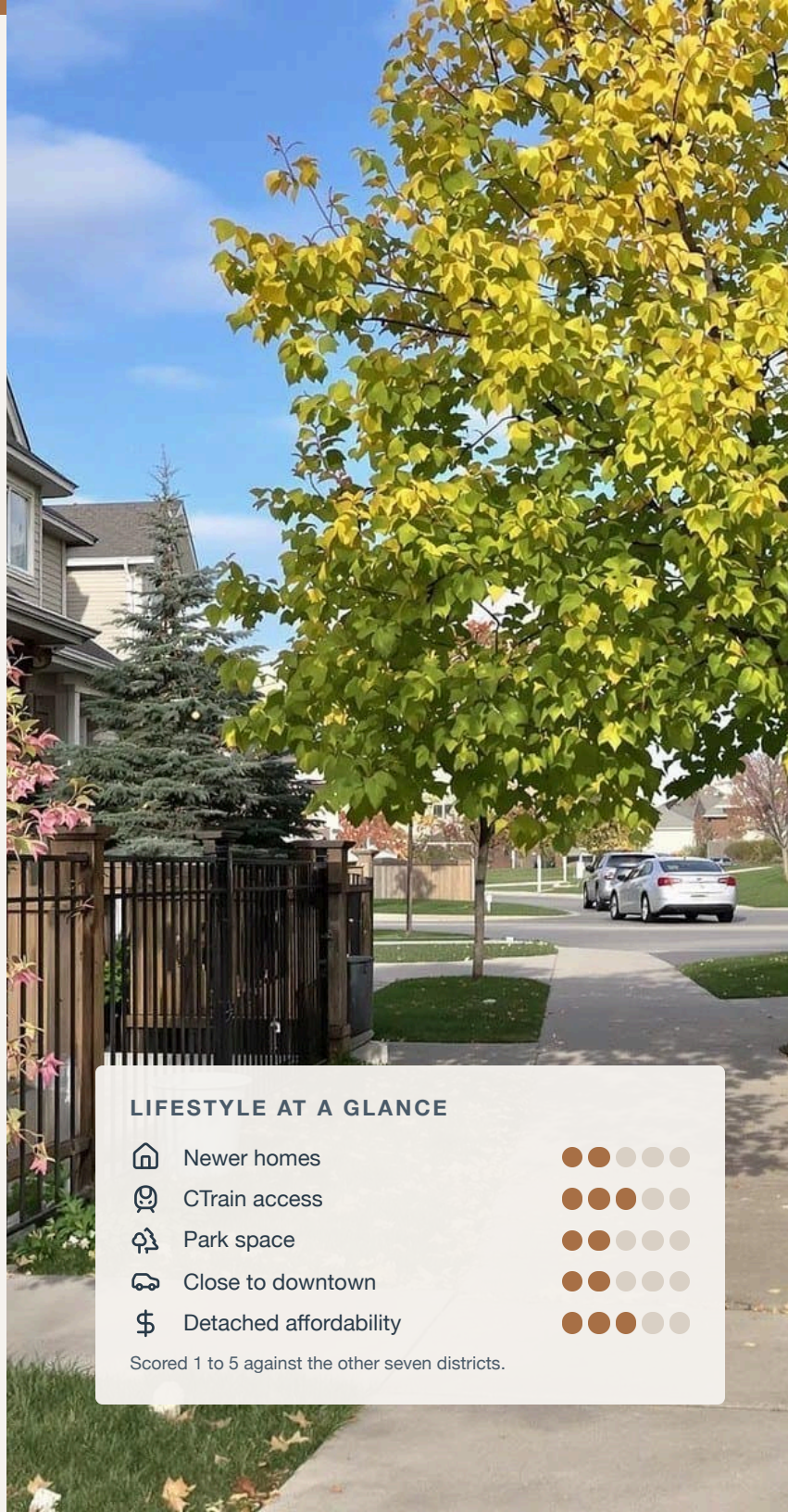
What's the energy?

If you want the gym, groceries, daycare and green space within minutes, the South is built around that.

The trade-offs

- A long drive from the airport
- Macleod and Deerfoot back up
- Newest areas sit far from downtown

> South Calgary is where life just works: parks, schools and mid-century character, close to most of what you need.



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

The Feel of South

What it feels like

- Organized, well-connected and practical.
- Active but calm streets: the walk to school, joggers on the pathways, people out with the dog.
- Homes from the 1970s to the 1990s in mature areas, with newer builds layered in near Shawnessy, Legacy and Walden.
- A settled district of established streets, with the Red Line close by.

What locals say

> *We've been here 18 years and we still wouldn't leave. It just works.*

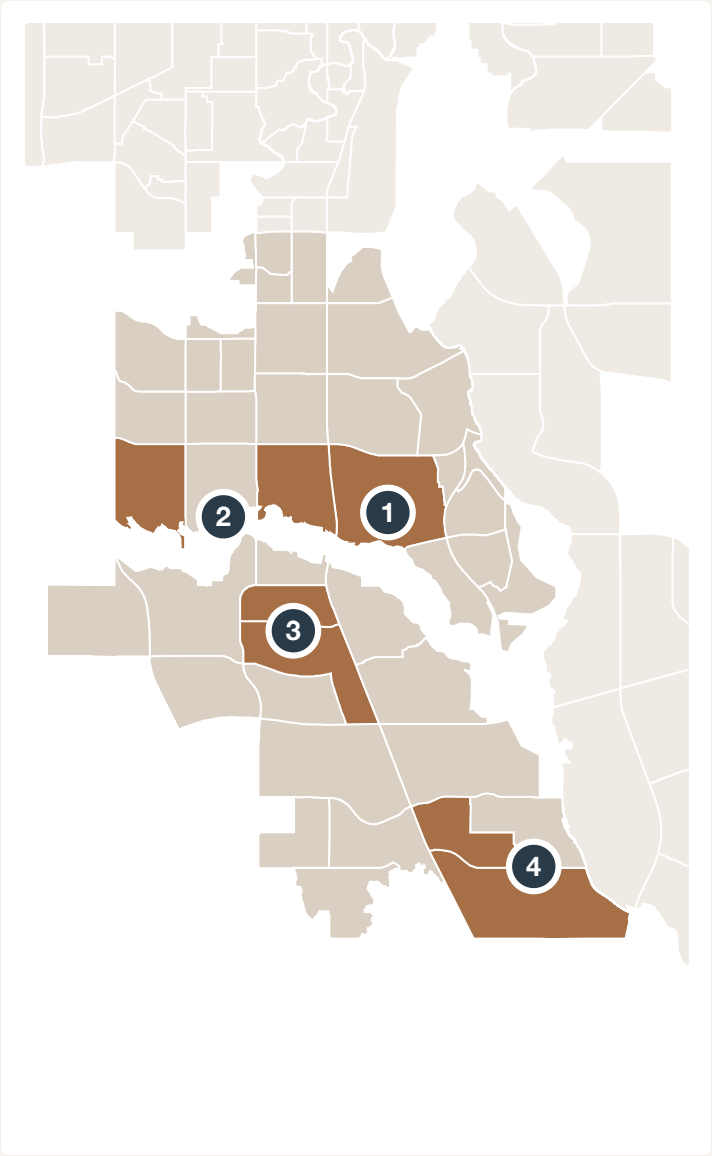
> *It's not trendy, but it's smart. You get schools, the CTrain, shopping and Fish Creek right there.*

> *If you don't need a brand-new house, you'll get way more yard, trees and space here.*



SOUTH

Key Communities in South



1 Lake Bonavista

One of Calgary's original lake communities, with resident lake access.

Detached $1.01M · Apartment $324K · 20 min downtown

2 Woodbine & Canyon Meadows

Established homes, tree-lined streets and easy Fish Creek access.

Detached $702K to $742K · Apartment $183K · 19 to 22 min downtown · 18 min walk to CTrain

3 Shawnessy & Millrise

Red Line access and shopping; a common first detached purchase.

Detached $591K to $632K · Apartment $280K to $295K · 24 min downtown · 10 min walk to CTrain

4 Legacy & Walden

Newer builds with lower entry prices, new schools and amenities.

Detached $667K to $698K · Apartment $245K to $324K · 27 to 30 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

Home Prices in South

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

$688K

a quarter under $603K



-1% vs Calgary
21 days to sell
2,356 sales · **$428**/sq ft

Semi-detached

$527K

a quarter under $483K



-10% vs Calgary
29 days to sell
330 sales · **$392**/sq ft

Townhouse

$409K

a quarter under $352K



-2% vs Calgary
31 days to sell
591 sales · **$319**/sq ft

Apartment condo

$264K

a quarter under $222K



-11% vs Calgary
35 days to sell
578 sales · **$339**/sq ft

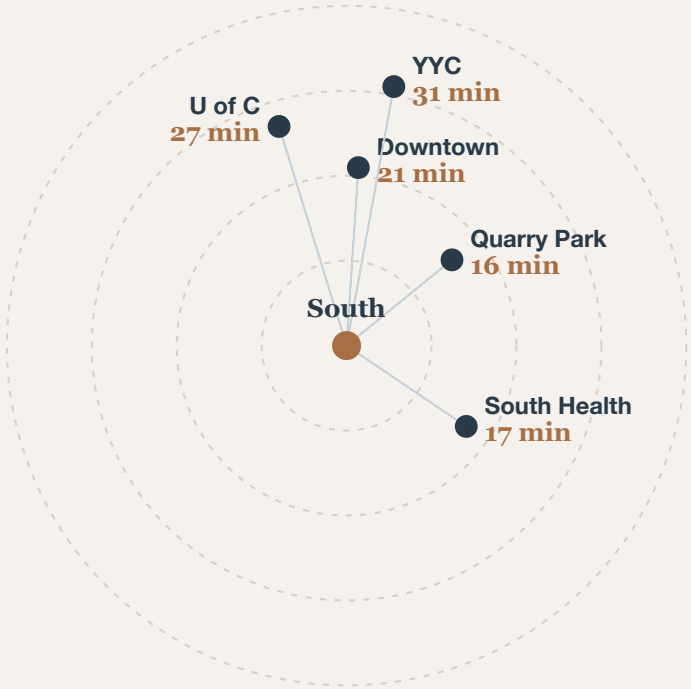
Every community, table and map for South: **ashiyer.com/calgary/south**

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

The Time-Cost of Living in South

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, 12 to 30 across the district

31 min
median drive to YYC

4 min
walk to the nearest transit stop

10 of 42
communities near a CTrain station

44%
of the district near a frequent route

280 km
of bikeways and pathways

Errands

Very low. Southcentre Mall, Shawnessy and Avenida are woven through the district.

If you want a neighbourhood that respects your time, from school drop-off to the doctor's office, South Calgary keeps life efficient.

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

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).

SOUTH

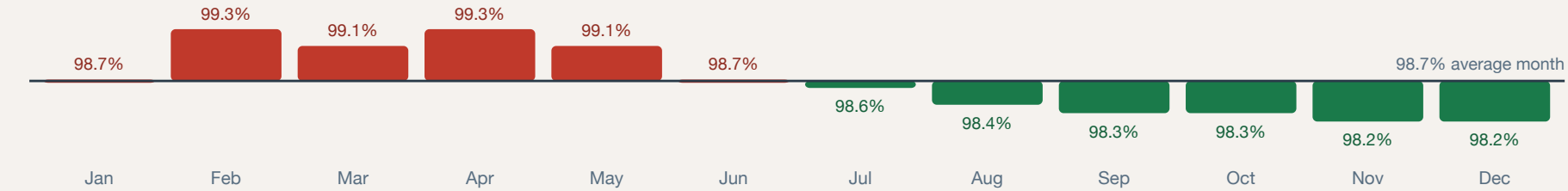
How Hard You Can Push in South

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	$688K	**21**	12 to 44	30%	-3.5%	26%
Semi-detached	$527K	**29**	16 to 53	33%	-3.4%	15%
Townhouse	$409K	**31**	17 to 54	39%	-3.8%	17%
Apartment condo	$264K	**35**	18 to 66	38%	-4.8%	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).

SOUTH

What It Costs to Hold a Home in South

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 $0.41/sq ft, 2000s at $0.64/sq ft, 2010s at $0.49/sq ft, 2020+ at $0.43/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

7.6
registered secondary suites per 100 homes (3,993 in total)

$1,738
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.3
water main breaks per 100 homes in 10 years

1.1
sewage backup calls per 100 homes in a year

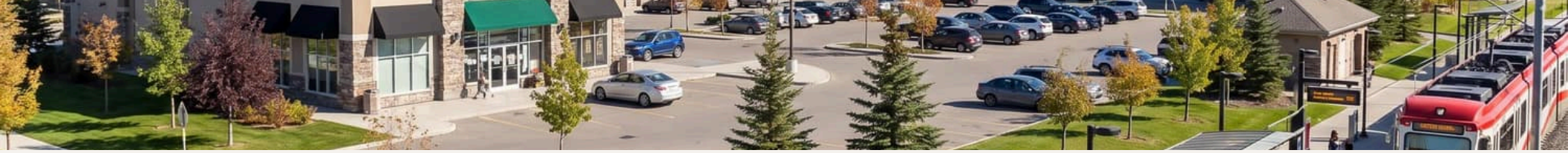
1.6
pothole reports per 100 homes in a year

108
public trees per 100 homes, 20% 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: **ashiyer.com/calgary/south**

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

Schools, Childcare and Amenities in South

Schools and childcare

88
schools inside the district

0.4 km
typical distance to the nearest elementary

26.1
childcare spaces per 100 children

228
playground sites, 1 per 1,000 residents

Health, recreation and safety

5.9 km
to the nearest hospital, 5.1 km to urgent care

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

1.8 km
to the nearest fire station

5.3 ha
of park land per 1,000 residents

What is within reach

77 groceries

102 pharmacies

160 cafes

54 gyms

872 restaurants

228 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
Mapped on the district page.
ashiyer.com/calgary/south

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

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

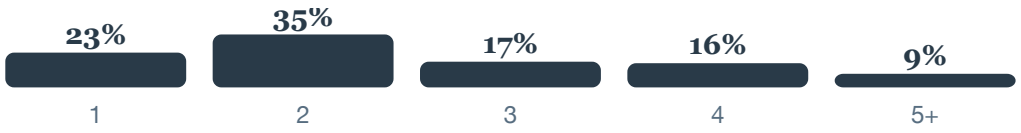


SOUTH

Who Lives in South

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
17.4%
39,849 children, with 26.1 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
46%
of couple families, plus 14% one-parent families

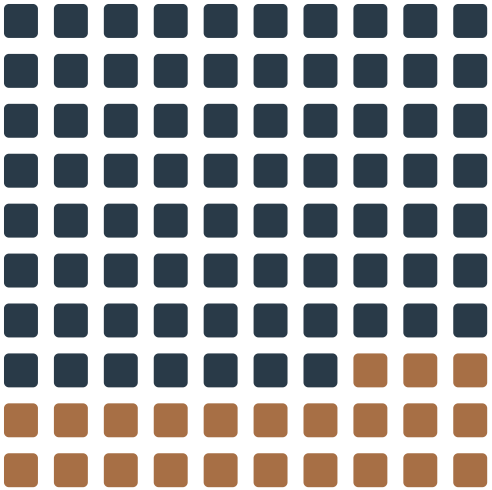
RESIDENTS
228,655
+5% over the City's last five-year count

HOUSEHOLDS
88,985
8% of commuters take transit

Owned or rented

77% Owned

23% Rented



Each square is one household in a hundred.

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

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

Micro-Climate & Natural Feel

Climate
Tends to be warmer and sunnier than the North West and North East, with flatter terrain and less wind.

Snow
Lighter snowfall that melts faster, so spring shows up sooner.

Park access
Some of the best park access in Calgary, with direct entrances to Fish Creek Provincial Park.

Hail
Less exposed than the north in the big recent storms, though hail is a city-wide risk.

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

0%
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

5.3 ha
of City park land per 1,000 residents

1.9%
of lots within 200 m of a freight rail line

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

> Weather plays a bigger role than most buyers think, and the South tends to win on sun, snowmelt and park access.

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

Before You Write an Offer in South

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

Ask about the plumbing

Homes built between the late 1970s and the mid 1990s can have polybutylene plumbing. Ask what is in the walls and have the inspector confirm.

Mature trees cut both ways

They are why people love these streets. They also mean roots near sewer lines, so a camera scope is money well spent.

Backing onto Fish Creek

Creek-side lots can bring slope, drainage and wildlife considerations. Check the flood map on anything backing onto water.

Compare the sale to the assessment

Established areas have long sale histories. The City assessment is a useful second opinion on price.

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

SOUTH

Future Development in South

Built out

Most communities are fully built, with consistent single-family zoning.

Moderate growth

New homes continue in the far south, where builders are still releasing lots.

Infrastructure

Ongoing investment in bike paths, school expansions and local retail.

Transit-oriented

The City has studied zoning refreshes around CTrain stations.

> Most growth here is thoughtful. The big stuff is built, and what's changing improves the flow rather than adding crowding.

BY THE NUMBERS

7,599
new homes approved by building permit in the last 24 months

186
new-build homes listed by the builders I track, most in Alpine Park, Pine Creek, Silverado and Belmont

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.

SOUTH

Is South Right for You?

You want balance and stability

Established neighbourhoods with proven livability.

You want schools, parks, transit and shopping close

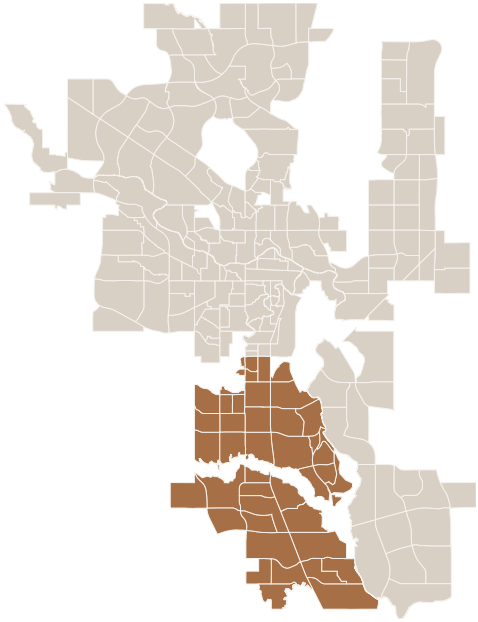
Everyday needs within easy reach.

You want moderate prices

Without compromising quality of life.

You want sun, space and simplicity

A climate edge and an easy routine.



South · 42 residential communities · 93,502 homes

> South Calgary is the kind of place people quietly love. If you're after stability and simplicity with amenities close, this could be your home base.

Thinking about South?
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

YouTube

@ash.iyer.realestate

Instagram

@ash.iyer.realestate



Ash Iyer

REALTOR® · LPT REALTY CALGARY

The Getty Group

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.