CALGARY · WEST · NOVEMBER 2026 EDITION

Should You Live in the West?

Prestige, tranquility and the gateway to the mountains. 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

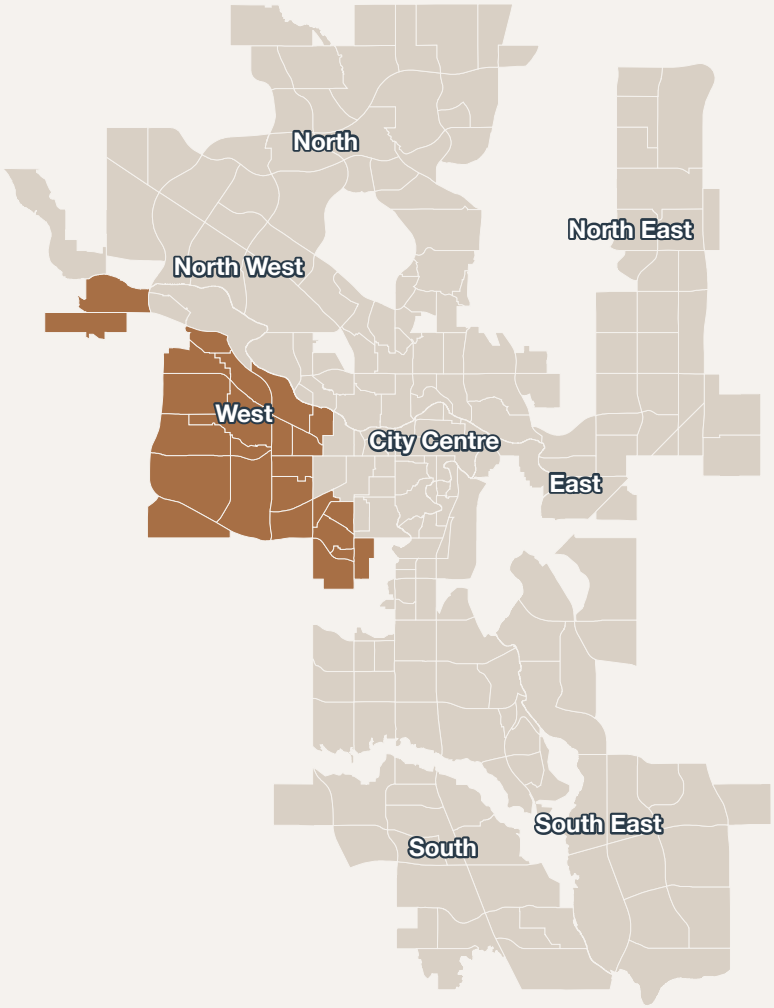
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START HERE

Where West Sits

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

West

Prestige, tranquility and the gateway to the mountains

$958K	$325K	15 min	19%
DETACHED MEDIAN	APARTMENT MEDIAN	DRIVE TO DOWNTOWN	HOMES BUILT SINCE 2010

DISTRICT

West

Prestige, tranquility and the gateway to the mountains

Who thrives here?

- ✓ **Established professionals** peace, privacy, prestige
- ✓ **Quiet-street seekers** who still need the core
- ✓ **Outdoor people** mountains close, parks closer
- ✓ **Quality-over-quantity buyers** fewer, better square feet

What's the energy?

If you want space, scenic drives and a home that feels far from the office by six, the west side is built for it.

The trade-offs

- Among the highest detached prices
- Hilly lots, steep driveways, walkouts
- Most errands need a car

> If you want peaceful streets, larger homes and sunset views of the Rockies, West Calgary might check every box.



WEST

The Feel of West

What it feels like

- Established and unhurried: less density, more space, larger homes.
- Quieter streets and calmer traffic, with neighbourhoods tucked into rolling hills and wooded areas.
- A clear sense of elevation and privacy, physically and socially.
- Where a lot of people move when they're done with downtown noise.

What locals say

> *You pay more out here, but you feel it in the lifestyle. We have space, trails and actual stars at night.*

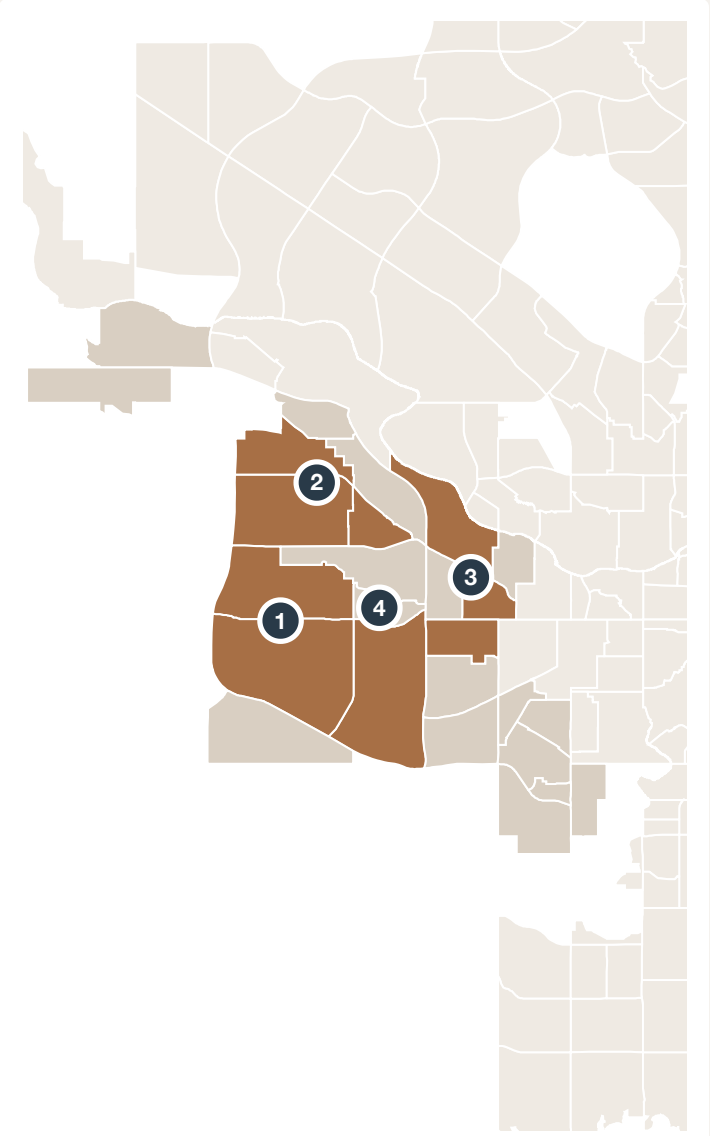
> *We moved from the inner city once we had kids. It's peaceful, and we still get downtown in 20 minutes.*

> *It's underrated.*



WEST

Key Communities in West



1 Aspen Woods & Springbank Hill

Larger, estate-style homes with mountain views.

Detached $1.18M to $1.41M · Apartment $329K to $360K · 18 to 20 min downtown

2 West Springs & Cougar Ridge

Walkable neighbourhoods with modern homes and amenities.

Detached $815K to $1.18M · Apartment $485K · 18 to 19 min downtown

3 Wildwood, Glendale & Rosscarrock

Established areas with older homes, mature trees and bigger lots.

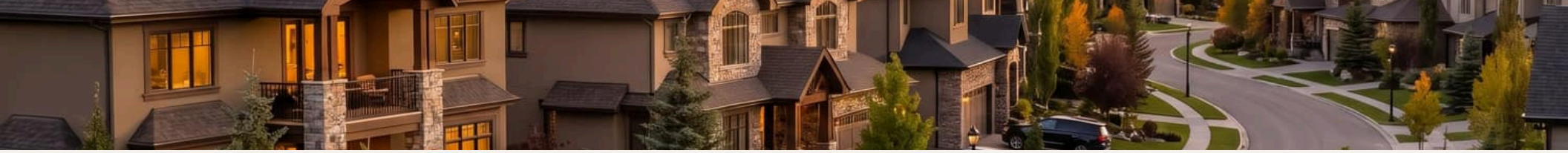
Detached $793K to $905K · 11 to 15 min downtown · 9 min walk to CTrain

4 Signal Hill & Coach Hill

Elevated city views and steady resale.

Detached $775K to $890K · Apartment $308K to $390K · 15 to 18 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.



WEST

Home Prices in 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

$958K

a quarter under $785K



+38% vs Calgary
18 days to sell
1,115 sales · **$508**/sq ft

Semi-detached

$739K

a quarter under $590K



+26% vs Calgary
23 days to sell
207 sales · **$475**/sq ft

Townhouse

$477K

a quarter under $386K



+14% vs Calgary
29 days to sell
422 sales · **$347**/sq ft

Apartment condo

$325K

a quarter under $270K



+10% vs Calgary
34 days to sell
447 sales · **$373**/sq ft

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

WEST

The Time-Cost of Living in 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

15 min
median drive downtown, 10 to 24 across the district

30 min
median drive to YYC

3 min
walk to the nearest transit stop

6 of 25
communities near a CTrain station

27%
of the district near a frequent route

172 km
of bikeways and pathways

Errands

Efficient but car-dependent: groceries, schools and rec centres are clustered, not walkable from every pocket.

If peaceful evenings and Sunday hikes matter more than 10-minute grocery runs, this district feels like a private suburb with mountain privileges.

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

Drive times: OpenStreetMap routing, no traffic model, so treat them as a floor. Transit, bikeways and pathways: City of Calgary. 7% of commuters here take transit and 29% travel 30 minutes or more (2021 Census).

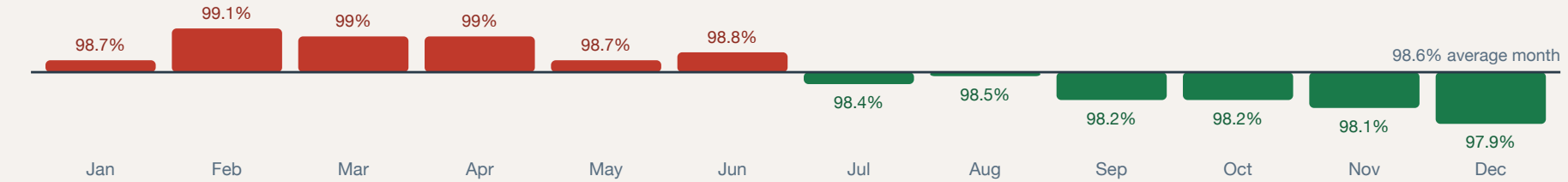
How Hard You Can Push in West

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	$958K	**18**	9 to 40	26%	-3.6%	31%
Semi-detached	$739K	**23**	11 to 52	30%	-3.1%	26%
Townhouse	$477K	**29**	16 to 50	31%	-3.7%	14%
Apartment condo	$325K	**34**	17 to 57	32%	-4.8%	13%

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



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

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).

WEST

What It Costs to Hold a Home in 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 $0.51/sq ft, 2000s at $0.67/sq ft, 2010s at $0.5/sq ft, 2020+ at $0.22/sq ft. A newer building is not automatically cheaper to run.

Suites and rentals

4.7
registered secondary suites per 100 homes (1,150 in total)

$2,069
typical two-bedroom rent in this part of the city

Upkeep and infrastructure

0.4
water main breaks per 100 homes in 10 years

1.1
sewage backup calls per 100 homes in a year

1.2
pothole reports per 100 homes in a year

122
public trees per 100 homes, 17% 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 West: **ashiyer.com/calgary/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.



WEST

Schools, Childcare and Amenities in West

Schools and childcare

53
schools inside the district

0.7 km
typical distance to the nearest elementary

20.1
childcare spaces per 100 children

124
playground sites, 1 per 1,000 residents

Health, recreation and safety

3.7 km
to the nearest hospital, 6.4 km to urgent care

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

1.4 km
to the nearest fire station

7.7 ha
of park land per 1,000 residents

What is within reach

42 groceries

43 pharmacies

82 cafes

21 gyms

371 restaurants

124 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 West
Mapped on the district page.
ashiyer.com/calgary/west

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

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

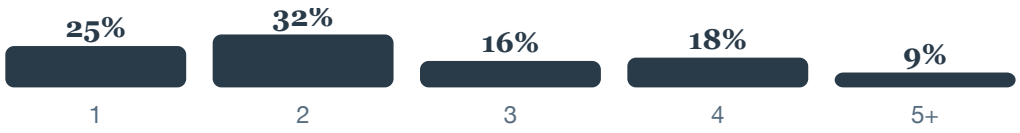


WEST

Who Lives in 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
18.9%
23,414 children, with 20.1 childcare spaces per 100

FAMILIES WITH CHILDREN AT HOME
51%
of couple families, plus 13% one-parent families

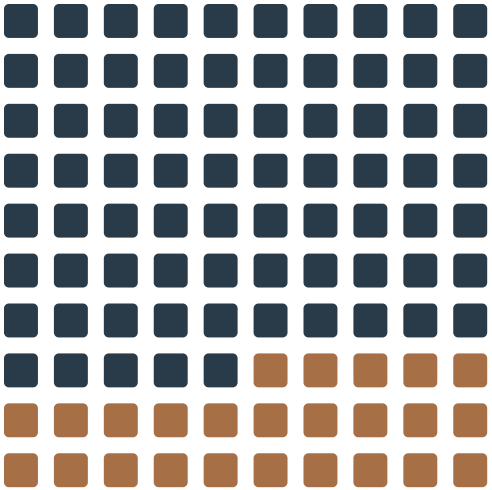
RESIDENTS
124,050
+3% over the City's last five-year count

HOUSEHOLDS
48,115
7% of commuters take transit

Owned or rented

75% Owned

25% Rented



Each square is one household in a hundred.

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



WEST

Micro-Climate & Natural Feel

Sun exposure

More sun and less wind than the North East or North West, especially on south-facing slopes.

Snow

Moderate snowfall that melts quickly on the sunny slopes around Cougar Ridge and Signal Hill.

Natural beauty

Tree-lined streets, ridge-top trails and the Glenmore Reservoir pathways are part of daily life.

Hail

The costliest recent storms hit the north and north-east, but hail is a city-wide risk. Check roof age.

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

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

1%
of lots within 100 m of a road carrying 20,000+ vehicles a day

7.7 ha
of City park land per 1,000 residents

0.1%
of lots within 200 m of a freight rail line

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

> This district feels more refined, and the weather can be a little kinder too: less wind and faster snowmelt on the slopes.

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

WEST

Before You Write an Offer in West

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

Walkouts and slopes

Steep driveways, retaining walls and hillside drainage are common here. They are fine when maintained and expensive when they are not.

Ask what it costs to run

Bigger homes cost more to heat and cool. Ask the seller for a year of utility bills before you set your budget.

Check for architectural controls

Some west-side communities carry design rules or homeowner association fees registered on title.

Warranty on newer builds

If the home is under 10 years old, find out what is left on the Alberta new home warranty and whether it transfers.

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

Future Development in West

Established

Largely developed. You're buying into a settled environment with little disruption ahead.

Infill

Common closer to the core in Wildwood and Spruce Cliff; most of the west side stays low-density.

Ring road

Tsuut'ina Trail, the SW ring road, opened in 2023 and cut cross-city trips from the deep southwest.

Amenities

Retail and dining keep improving around West Springs and Aspen Woods.

> There's not a lot of surprise here, and for most West buyers that's the appeal. Your street won't change overnight, though the older home next door might become a modern build.

BY THE NUMBERS

2,767
new homes approved by building permit in the last 24 months

1
new-build homes listed by the builders I track

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.

WEST

Is West Right for You?

You want peace and privacy

Spacious homes on quiet streets.

You work downtown but want to feel far from it

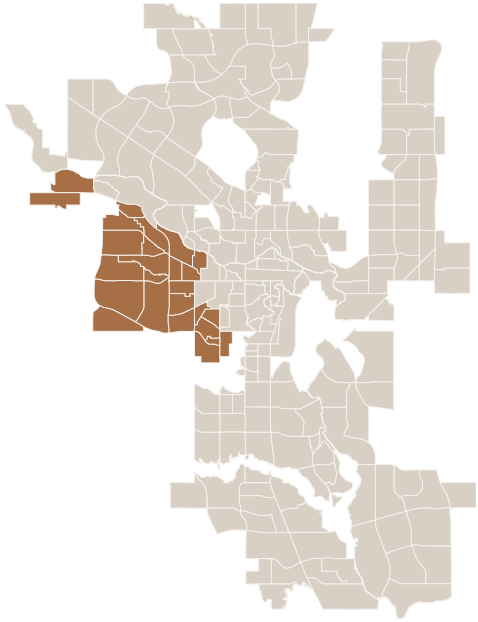
A calm evening with a reasonable commute.

You value space and nature over nightlife

Outdoor access over urban entertainment.

You'll pay more for quality and calm

Premium homes with long-term value.



West · 25 residential communities · 46,915 homes

> West Calgary is where lifestyle meets legacy. If you're at a stage where calm and connection matter, put it near the top of your list.

Thinking about West?
Book a 30-minute strategy session and we'll shortlist communities.
calendar.app.google/PnWHWjmke3dnZXWi7

West Calgary, on video
The number to check before you buy.
youtube.com/watch?v=jnWfqxGh1Y0

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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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.