

Adventure & More



WinSport
22 Minute Drive



Grotto Canyon Trail
1 Hour 8 Minute Drive



Canmore
1 Hour 13 Minute Drive



Banff National Park
1 Hour 30 Minutes Drive



Sunshine Village
1 Hour 42 Minute Drive



Edmonton
3 Hours Drive

Exponential Growth

Economy

Calgary has a booming economy. Alberta is one of the world's largest oil producers 99% of all oil produced is currently being sold to the US at market low prices.

The FIX

The trans-mountain pipeline which will move oil through the rockies to the West Coast for ocean export to markets across the world at higher prices. This will create over \$70 billion in Revenue for producers and 45 billion in revenue for the provincial & federal governments, bringing thousands of new jobs to the sector.

Tech

The region has one of the highest ratio of science, tech, engineering and mathematics graduates in the country. Paving the way for tech start-ups and multinational corporations opening up in the region. Tech unicorns (companies valued over 1 billion) are on the rise making use of significant tax savings by relocating to Calgary.



Investment Incentives

1

Lowest tax rates in the country!

2

No HST and no provincial sales tax

3

Government investing \$10 Billion in infrastructure

4

No development charges

5

No land transfer tax

6

No rent control



Population Growth

Calgary Metro Area Population



1,640,000
2023 ↑ 1.8%



1,611,000
2022 ↑ 1.9%



1,581,000
2021 ↑ 2.2%



1,547,000
2020 ↑ 2.25%

Over all Canadian cities, Calgary had the highest population growth over the past decade.

-Stats Canada 2022



Calgary Market Advantage

Condo Sales

A record 4,082 sales were recorded in Calgary's new multi-family home market in 2022. Condominium sales accounted for 79 percent of quarterly sales in Q4. -Zonda



4,082
Sales in 2022

Home Price

The average home price in Calgary for December 2022 was \$495,231. That's 3.6% higher than last December's average sales price and 1% higher compared with last month.



3.6%
Higher from 2021

Multi-Family vs Single Family Homes

There is a change in the property types that buyers are interested in. On a year-to-date basis, people buy more condos and townhouses than last year while buying fewer detached and semi-detached houses. A better understanding of the market trend can be achieved via the Calgary Real Estate Board's Benchmark Price rising 22% in two years and 7.8% year-over-year to \$518,800. The median home prices in Calgary reached \$451,250, exhibiting a 4.9% annual increase.



↑ 9.2%
Benchmark condo prices are up 9.2% YoY to \$274,800



↑ 1.3%
The number of apartments sold increased by 1.3% YoY to 311 units. Currently, inventory stands at 2.1 months of apartment home sales.



Calgary ranks third place in world's most liveable cities. -Economist Intelligence Unit 2022



Inventory

Calgary's home sales closed out 2022 with inventory declining to 2,214 in December from 3,109 in November, marking it the lowest level of inventory reported by the Calgary Real Estate Board (CREB) in over 10 years.



2,214
December 2022
3,109
November 2022

Sales

Calgary saw a record high year for sales and double digit price growth due to gains early on in 2022. As the year closed out, condominiums set their own trend as the only sector that saw a gain in sales, with a 1% uptick over December 2021. Demand for affordable product, along with renewed investor interest thanks to rental rate growth, helped support sales growth. -Financial Post



Record High
Sales in 2022

Market

Housing market conditions have changed significantly throughout the year, as sales activity slowed following steep rate gains throughout the later part of the year. However, Calgary continues to report activity that is better than levels seen before the pandemic and higher than long term trends for the city. At the same time the province faces persistently low inventory levels, which have prevented a more significant adjustment in home prices this year. (CREB Chief Economist Ann-Marie Lurie)



Steep Rate Gains
in Q4 2022

People are taking notice of what is happening in Calgary because they can see a future for themselves and their families here.

-Calgary Economic Development 2023

Why Alberta?

Being a Landlord in: Alberta vs Ontario



vs



No rent control

Fixed-term tenancies end at expiry

Deposit - security/damage deposit is permitted

Pet provisions in the lease - fully enforceable

Landlord Tenant Board wait times - reported wait times 14-28 days on average

Rent control

Fixed-term tenancies go month to month

Deposit - security/damage deposit is prohibited

Pet provisions in the lease - unenforceable

Landlord Tenant Board wait times - reported wait times 8-10 month on average

Price and Rental Analysis on an Average 2 Bedroom, 2 Bathroom Condo



Avg PPSF	\$820	\$1,113	\$1,400
Avg Price	\$820,000	\$1,113,000	\$1,400,000
Avg Rent	\$3,000 @ \$3.00/sqf	\$4,840 @ \$4.84/sqf	\$4,000 @ \$4.00/sqf