

BUILTIE • CONSTRUCTION INTELLIGENCE

Photo: Ethan Sahagun • CC BY 4.0 • cropped

H1 2026

CALGARY CONSTRUCTION REPORT

*Calgary cooled, and the production
builders still own it.*



THE HALF IN ONE PARAGRAPH

The steepest decline in this series: permits down 14% and screened value down 26% against H1 2025. It is also the cleanest builder data of any new market Builtie tracks — Jayman, Brookfield Residential, Truman, Excel, Trico and Morrison are the actual homebuilders, not their subs, and together they carry the residential market.

Know the projects. Reach the decision makers.

PREPARED BY
Builtie Market

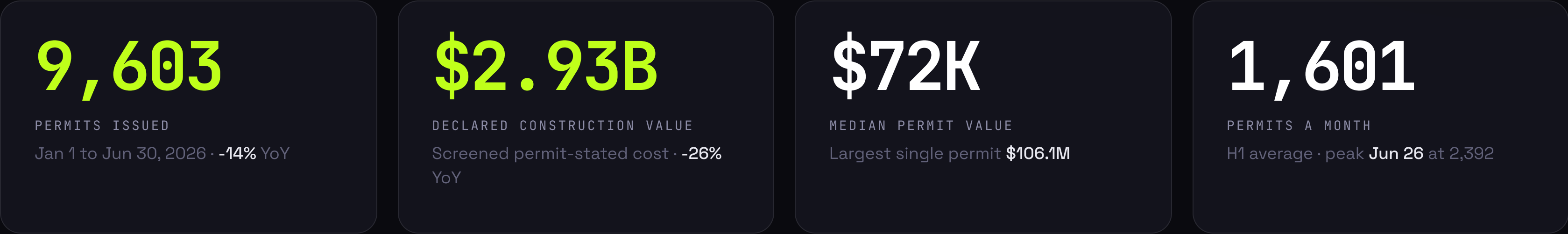
COVERAGE
January 1 to June 30, 2026

SOURCE
Calgary building-permit record, read from the Builtie database

PUBLISHED
September 8, 2026

Calgary in four numbers.

Issuance peaked in June 2026 at 2,392 permits; the H1 monthly average is 1,601. H1 2026 closed at 9,603 permits against 11,177 in H1 2025 (-14%). Declared value peaked in June 2026 at \$720M; the half closed -26% on value year over year.

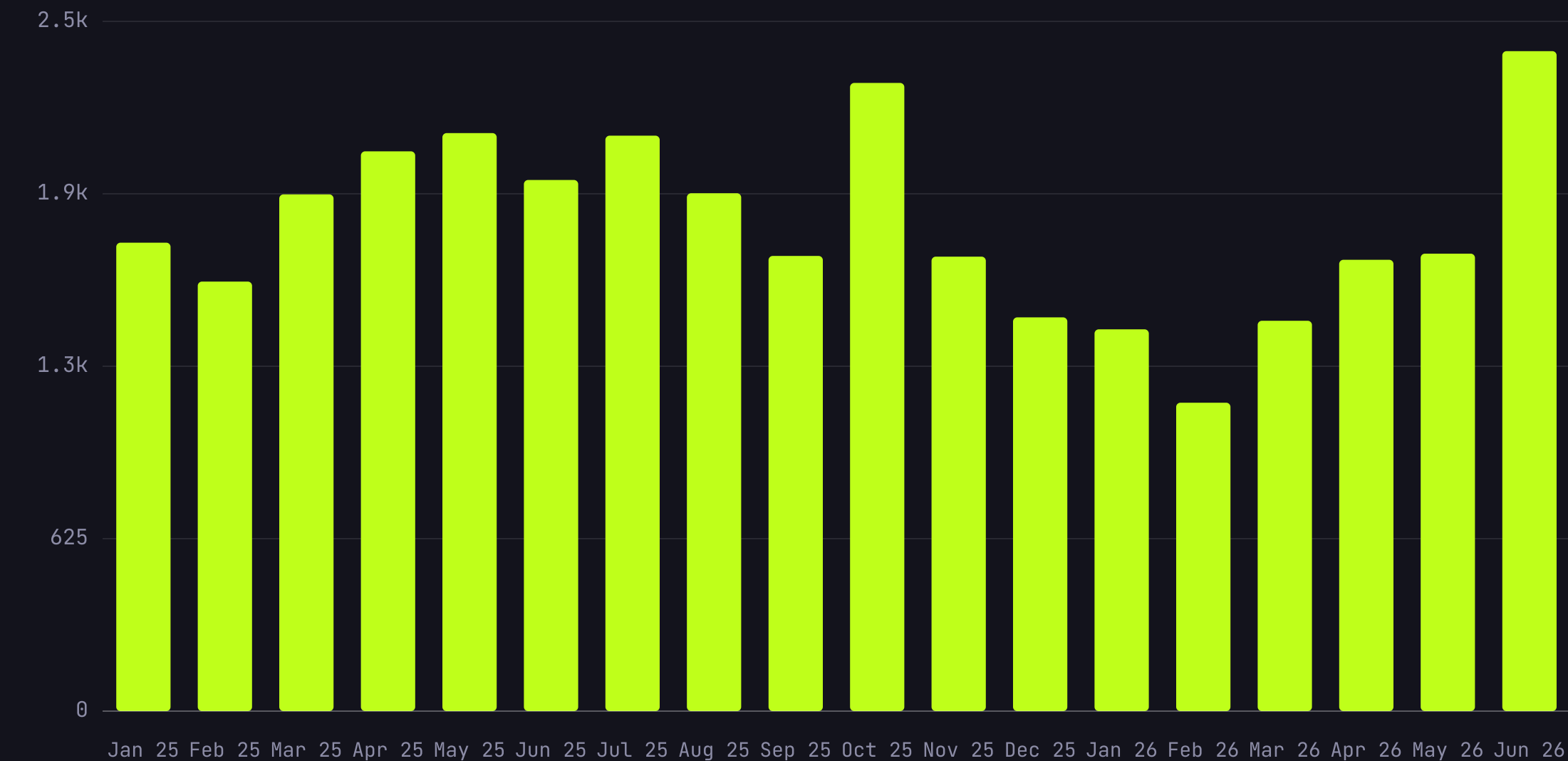


Down through the winter, back in June.

Monthly volume fell through the first quarter — 1,118 permits in February against 1,557 a year earlier — then recovered to 2,392 in June, the strongest month in the eighteen-month series. Whether that is a turn or a catch-up is the question the second half answers.

Permits issued by month

MONTHLY • JAN 25 TO JUN 26



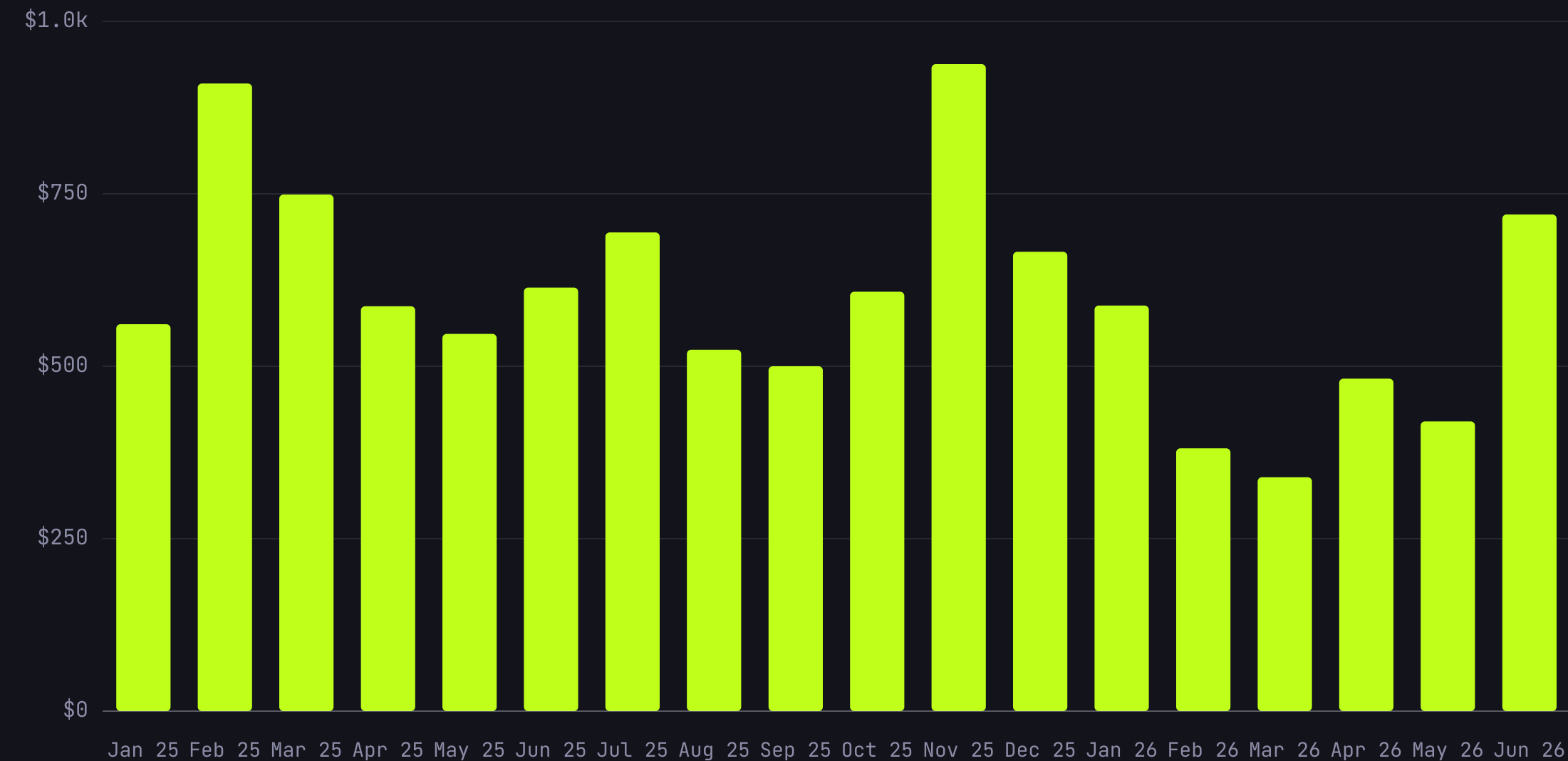
Interactive chart with value, quarters and 2026 vs 2025 → builtie.com/reports/h1-2026-calgary

Where the money landed, month by month.

Declared value peaked in Jun 26 at \$720M. Ten permits carry 19% of the half's total, so a single month can move on one filing. The half closed -26% on value against H1 2025.

Where the money landed, month by month.

SCREENED DECLARED VALUE · \$M



3 signals inside the market

VALUE CONCENTRATION

Ten permits carry 19% of the half's value

10 permits out of 9,603 account for \$548.7M of \$2.93B in screened declared value. The thousands of smaller permits are volume, not dollars.

LARGEST SINGLE PERMIT

\$106.1M on one filing

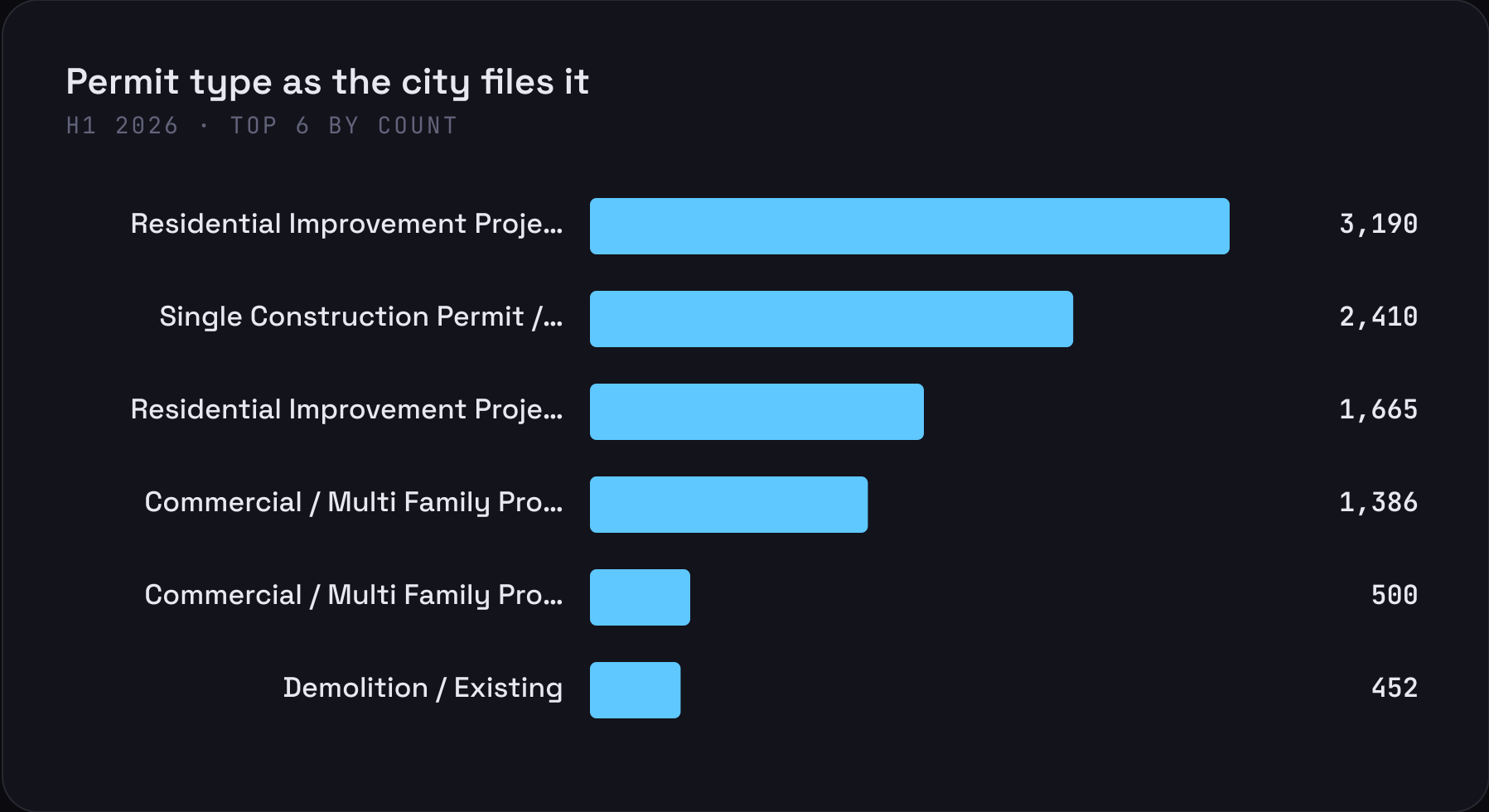
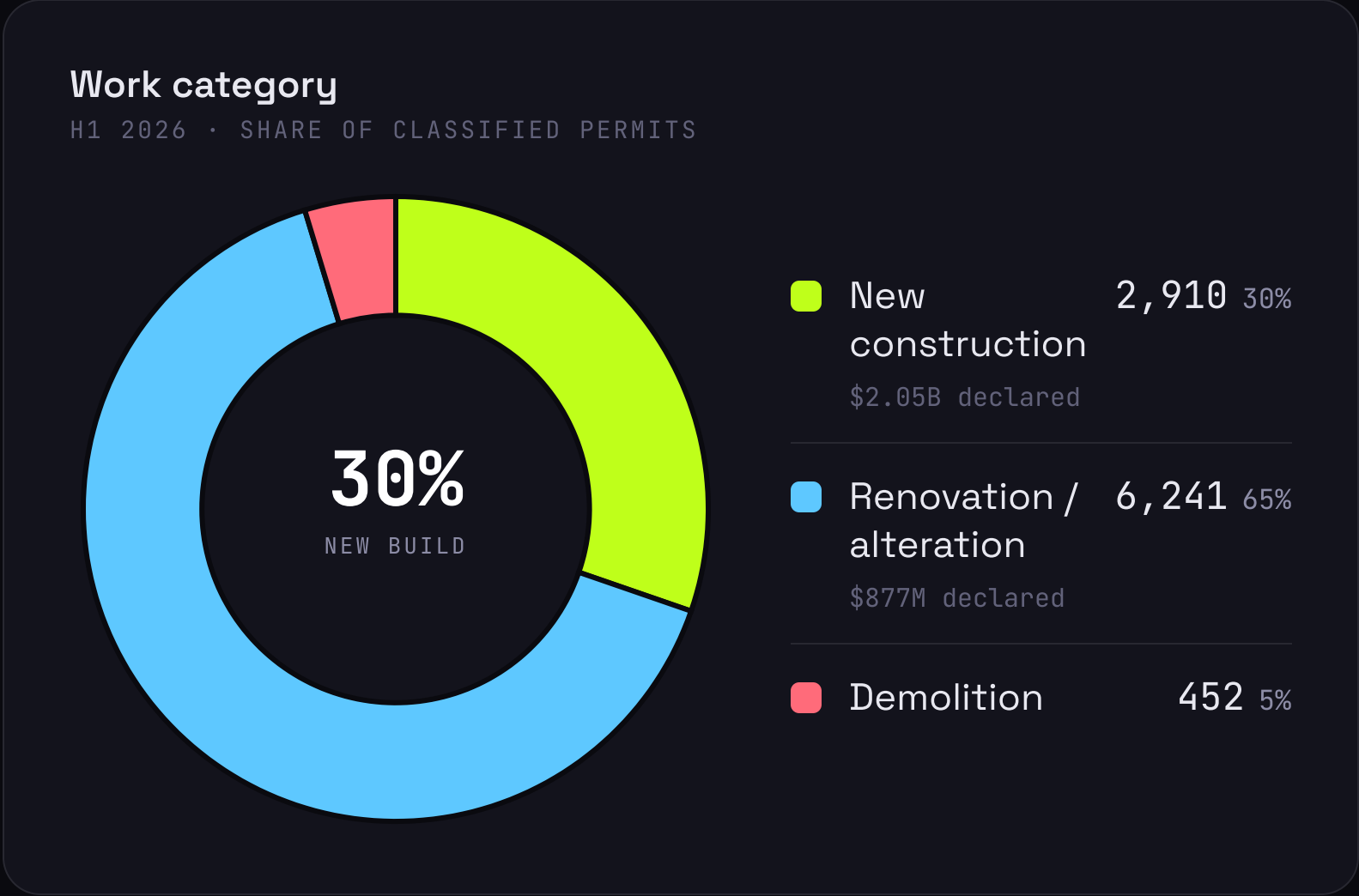
Construction of two residential towers, 18/19 storeys tall, on a common podium and single level below-grade p... — #114 225 60 Av Sw. Issued April 7, 2026.

RENOVATION MARKET

30% new construction, 65% existing buildings

2,910 new-building permits carry 70% of declared value. New builds are a minority of the filings and a majority of the money.

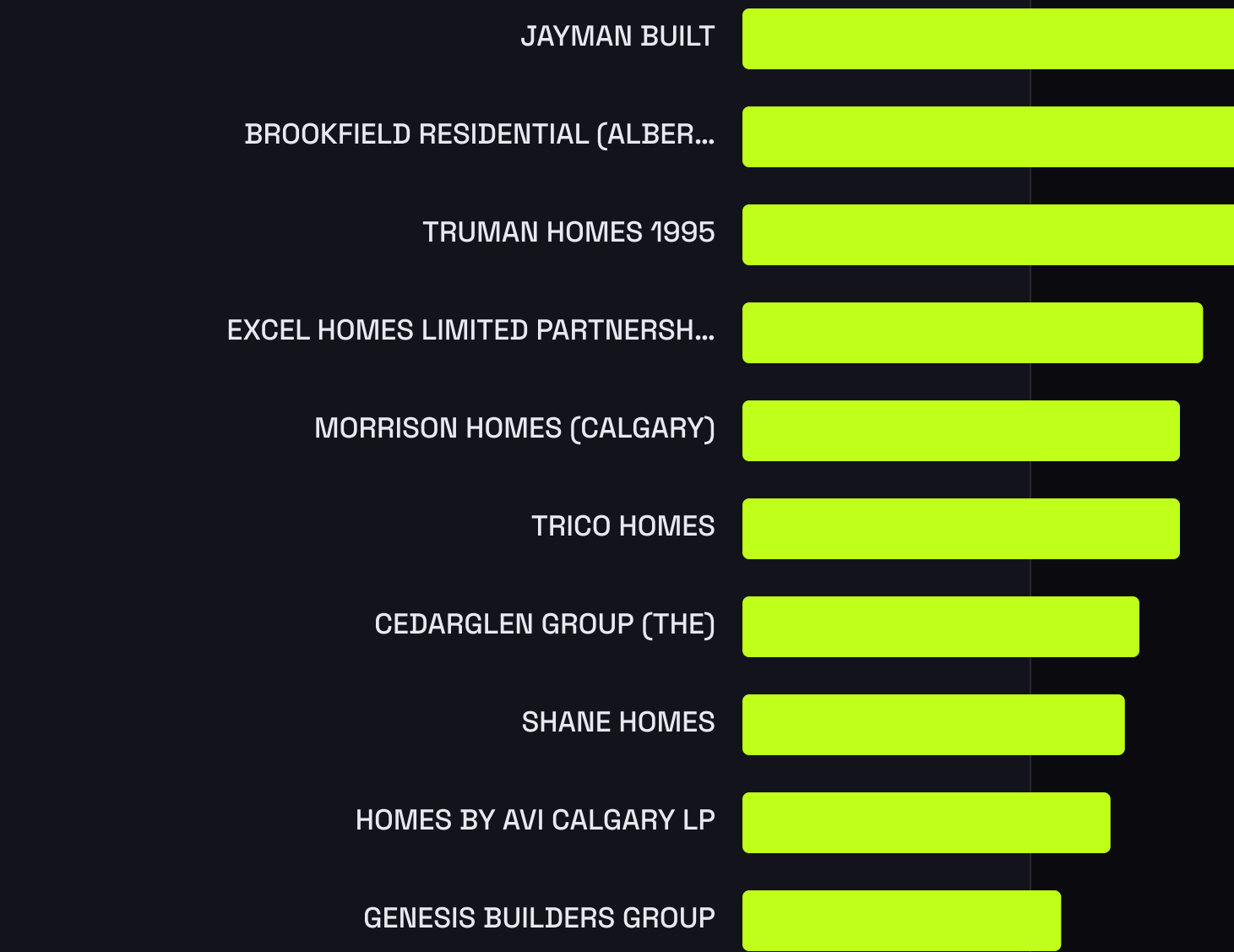
Two thirds renovation, a third new.



Six builders, and they are actually builders.

Unlike every other market in this series, Calgary’s applicant field names the homebuilder rather than the sub who pulled the permit. That makes this the one new market where the leaderboard reads the way the GTA report’s does — a target list of firms running multiple concurrent projects, each with a decision maker in Builtie.

Top 10 by permits, H1 2026
APPLICANT OF RECORD



Top 20 with declared value, live → builtie.com/reports/h1-2026-calgary

The ten largest jobs of the half.

Stated construction cost

SINGLE PERMITS, AFTER THE VALUE SCREEN

#114 225 60 Av Sw	\$106.1M
301 11 Av Sw	\$81.7M
#117 100 13 Av Se	\$71.7M
#300 4050 128 Av Se	\$53.0M
31 Currie Ln Sw	\$50.4M
#300 640 5 Av Sw	\$46.1M
#703 710 12 Av Sw	\$40.4M
1488 17 Av Sw	\$37.9M
3841 University Av Nw	\$34.3M
#200 510 5 St Sw	\$27.0M

1	Construction of two residential towers, 18/19 storeys tall, on... ZEIDLER ARCHITECTURE	\$106.1M
2	Construction of a 36 storey residential building with commercia... TRUMAN HOMES 1995	\$81.7M
3	Construction of an 11 storey building with two levels of underg... —	\$71.7M
4	New 4-storey cana-pbs systems building#2 & 2-storey hub building CANA MANAGEMENT	\$53.0M
5	Advanced medical & the academy of the aged STATESMAN GC	\$50.4M
6	Downtown office to residential conversion KANAS	\$46.1M
7	Bluestone tower residential NORR ARCHITECTS ENGINEERS PLANNERS	\$40.4M
8	Construction of a 6 storey building with three firewalls, 312 r... LEAR CONSTRUCTION MANAGEMENT	\$37.9M
9	New 6 storey residential building & parkade TRUMAN HOMES 1995	\$34.3M
10	Office to residential conversion 2382197 ALBERTA	\$27.0M

The same half, in every market Builtie tracks.

Permit counts are directly comparable. Dollar figures are not fully comparable across borders and jurisdictions — each city defines construction value its own way. A market is marked withheld where too few permits state a cost.

Permits issued, H1 2026

10 MARKETS · THIS REPORT HIGHLIGHTED · DECLARED VALUE BESIDE EACH BAR



What is behind every number in this deck.

How the figures are built

DEFINITIONS

Source

Calgary's own published building-permit record, ingested into the Builtie platform. No third-party estimate is mixed in.

Period

Permits issued between January 1, 2026 and June 30, 2026. Applications and cancellations are excluded.

Declared value

The construction cost stated by the applicant on the permit — not a contract value, and excluding land and soft costs. 8,801 of 9,603 permits (91.6%) state one.

The value screen

Any single permit at or above **\$1B**, and any value at or above **\$10M** repeating on five or more permits in one city (a parent total stamped on sub-permits), is removed before any total. No permit here tripped either rule. A percentile trim was tested and rejected: it cannot tell a corrupt value from a genuine large tower.

What this deck does not tell you

KNOWN GAPS, STATED ON PURPOSE

No approval timeline

This feed sets the application date equal to the issue date on every row, so no approval clock is drawn. The field is 100% populated, which is exactly why it is easy to mistake for real.

No density map

3,779 permits carry coordinates and every one falls outside Calgary — our geocoder resolved them against the wrong region. Coordinates are checked against the city's bounding box before anything is plotted, so the map is withheld rather than wrong.

The projects are public. The relationships are not.

That gap is the product. Builtie connects the public record of construction activity in Calgary with the layer behind it: builders, developers, architects, consultants, decision makers and their contact details — and tells a trade when the right moment to reach them is.

The projects moving now — every permit above, with its address and applicant, live.

The builders behind them — the company, not just the name on the form.

The timing — which jobs are at framing, where a trade is specified but not yet awarded.

The projects coming next — applications and early-stage signals before they issue.

The decision makers — verified emails, phones and LinkedIn for the people who award work.

The outreach — LinkedIn and email sequences written and sent for you.

*Know the projects.
Reach the decision makers.*



LIVE REPORT, UPDATED AS THE CITY PUBLISHES
builtie.com/reports/h1-2026-calgary

TALK TO US
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