

Calgary



2024 **Property Assessment** Office Condominium Sales



Office Condominium Sales (July 1, 2018 - June 30, 2023)

Address	Sale Date	Sale Price	Adjusted Sale Price	Portfolio Sale
320 11420 27 ST SE	2023-06-30	\$385,000	\$386,269	
212 20 SUNPARK PZ SE	2023-06-16	\$390,000	\$391,286	
1220 2 ROYAL VISTA LI NW	2023-06-07	\$1,575,000	\$1,580,191	Yes
250 50 NOLANRIDGE CO NW	2023-06-02	\$442,800	\$444,260	
3252 4310 104 AV NE	2023-05-09	\$392,000	\$394,588	
800 900 6 AV SW	2023-04-27	\$315,000	\$318,125	
101 20 SUNPARK PZ SE	2023-04-25	\$417,500	\$421,642	
253 1623 CENTRE ST NW	2023-04-14	\$280,000	\$282,778	
255 50 NOLANRIDGE CO NW	2023-04-06	\$430,920	\$435,195	
2001 230 EVERSYPDE BV SW	2023-03-30	\$250,000	\$253,313	Yes
225 50 NOLANRIDGE CO NW	2023-03-28	\$481,500	\$487,880	
220 50 NOLANRIDGE CO NW	2023-03-27	\$480,000	\$486,360	
245 50 NOLANRIDGE CO NW	2023-03-17	\$1,458,340	\$1,477,663	
205 50 NOLANRIDGE CO NW	2023-03-17	\$814,320	\$825,110	Yes
326 40 SUNPARK PZ SE	2023-03-10	\$620,000	\$628,215	
410 634 6 AV SW	2023-03-07	\$795,000	\$805,534	Yes
305 155 NOLANRIDGE CO NW	2023-02-13	\$324,328	\$328,625	
203 4603 VARSITY DR NW	2023-02-09	\$460,000	\$466,095	
413 4774 WESTWINDS DR NE	2023-01-23	\$600,000	\$609,954	
2202 4310 104 AV NE	2023-01-17	\$1,965,000	\$1,997,599	
102 5740 2 ST SW	2023-01-13	\$550,000	\$559,124	
223 40 SUNPARK PZ SE	2023-01-09	\$266,111	\$270,526	
220 20 SADDLESTONE DR NE	2023-01-05	\$561,190	\$570,500	
215 11420 27 ST SE	2023-01-02	\$530,000	\$538,793	
15 1915 32 AV NE	2022-12-05	\$660,000	\$673,161	Yes
1863 17 AV SW	2022-11-25	\$703,500	\$719,893	
5224 7005 FAIRMOUNT DR SE	2022-11-23	\$380,000	\$388,855	
3256 4310 104 AV NE	2022-11-17	\$285,000	\$291,641	
3254 4310 104 AV NE	2022-11-15	\$285,000	\$291,641	
202 221 10 AV SE	2022-11-12	\$1,150,000	\$1,100,050	Yes
7239A FLINT RD SE	2022-10-31	\$565,000	\$580,072	
410 634 6 AV SW	2022-10-21	\$650,000	\$667,339	Yes
202 5740 2 ST SW	2022-10-14	\$550,000	\$564,672	
1865 17 AV SW	2022-10-05	\$750,000	\$770,007	
220 4774 WESTWINDS DR NE	2022-10-03	\$1,398,300	\$1,394,534	Yes
103 11420 27 ST SE	2022-08-23	\$800,000	\$826,764	Yes
335 155 NOLANRIDGE CO NW	2022-08-04	\$198,250	\$204,882	
226 40 SUNPARK PZ SE	2022-07-27	\$397,500	\$412,152	
3270 4310 104 AV NE	2022-07-14	\$355,000	\$368,086	
262 1623 CENTRE ST NW	2022-07-12	\$239,000	\$247,810	
3250 4310 104 AV NE	2022-06-23	\$351,576	\$365,737	
3246 4310 104 AV NE	2022-06-23	\$404,850	\$421,157	

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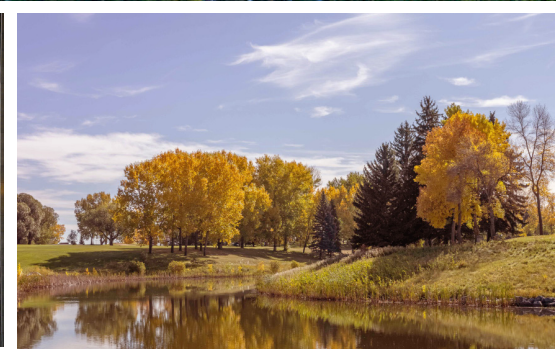
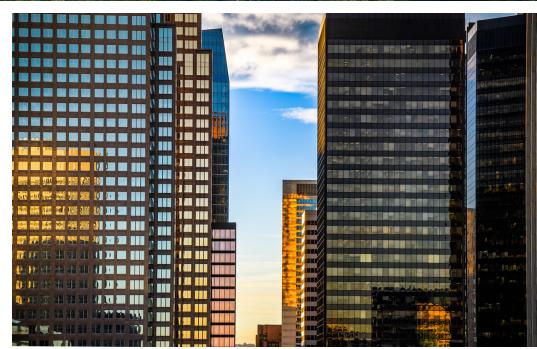
Address	Sale Date	Sale Price	Adjusted Sale Price	Portfolio Sale
3262 4310 104 AV NE	2022-06-21	\$290,000	\$301,681	
3264 4310 104 AV NE	2022-06-16	\$351,576	\$365,737	
105 20 SUNPARK PZ SE	2022-06-03	\$1,100,000	\$1,144,307	Yes
105 7136 11 ST NE	2022-04-30	\$6,400,000	\$5,895,446	Yes
100 1010 8 AV SW	2022-04-19	\$735,000	\$769,654	
5208 7005 FAIRMOUNT DR SE	2022-03-16	\$415,325	\$436,340	
3218 4310 104 AV NE	2022-03-04	\$480,760	\$505,086	
6290 5850 88 AV NE	2022-02-10	\$614,220	\$647,427	
3270 4310 104 AV NE	2022-02-08	\$307,519	\$324,144	
5112 7005 FAIRMOUNT DR SE	2022-02-03	\$1,045,785	\$1,102,323	Yes
5204 7005 FAIRMOUNT DR SE	2022-01-19	\$509,220	\$538,519	
3214 4310 104 AV NE	2022-01-19	\$460,000	\$486,467	
720 634 6 AV SW	2022-01-17	\$310,000	\$327,837	
2220 4310 104 AV NE	2022-01-17	\$369,040	\$390,274	
222 1100 8 AV SW	2022-01-13	\$279,990	\$296,100	
2236 4310 104 AV NE	2022-01-12	\$397,500	\$420,371	
100 2816 11 ST NE	2022-01-12	\$275,000	\$290,823	
5304 7005 FAIRMOUNT DR SE	2022-01-06	\$971,470	\$1,027,366	Yes
5220 7005 FAIRMOUNT DR SE	2021-12-20	\$672,980	\$714,047	
5320 7005 FAIRMOUNT DR SE	2021-12-20	\$672,908	\$713,971	
3210 4310 104 AV NE	2021-12-13	\$378,475	\$401,571	
3222 4310 104 AV NE	2021-12-11	\$383,895	\$407,322	
5216 7005 FAIRMOUNT DR SE	2021-12-09	\$857,470	\$909,796	
101 20 SUNPARK PZ SE	2021-11-23	\$460,000	\$489,679	
5312 7005 FAIRMOUNT DR SE	2021-11-19	\$1,019,350	\$1,085,119	Yes
303 638 11 AV SW	2021-10-20	\$385,000	\$384,491	Yes
5120 7005 FAIRMOUNT DR SE	2021-09-29	\$1,457,870	\$1,562,180	Yes
102 429 14 ST NW	2021-09-28	\$300,000	\$321,465	
223 1100 8 AV SW	2021-09-16	\$489,990	\$525,049	
5124 7005 FAIRMOUNT DR SE	2021-09-15	\$442,540	\$474,204	
2264 4310 104 AV NE	2021-08-31	\$421,344	\$452,979	
2244 4310 104 AV NE	2021-07-21	\$203,856	\$219,884	
2256 4310 104 AV NE	2021-07-20	\$240,355	\$259,253	
2230 12 ROYAL VISTA WY NW	2021-07-12	\$230,000	\$248,084	
208 4851 WESTWINDS DR NE	2021-07-06	\$360,000	\$388,305	
2224 4310 104 AV NE	2021-06-26	\$373,625	\$404,330	
2252 4310 104 AV NE	2021-06-24	\$339,725	\$367,644	
2248 4310 104 AV NE	2021-06-24	\$258,495	\$279,738	
206 20 SADDLESTONE DR NE	2021-06-23	\$3,000,000	\$3,246,543	Yes
210 20 SADDLESTONE DR NE	2021-06-23	\$796,399	\$861,848	Yes
201 20 SUNPARK PZ SE	2021-06-16	\$380,000	\$411,229	
1220 11 ROYAL VISTA DR NW	2021-05-31	\$295,000	\$320,296	

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3242 4310 104 AV NE	2021-05-15	\$326,000	\$353,954	
1859 17 AV SW	2021-04-24	\$650,000	\$700,561	
319 11420 27 ST SE	2021-03-12	\$341,000	\$364,830	
200 2816 11 ST NE	2021-03-11	\$359,900	\$385,051	Yes
301 2816 11 ST NE	2021-03-11	\$279,900	\$299,460	
2232 4310 104 AV NE	2021-02-24	\$333,180	\$353,850	
220 11420 27 ST SE	2021-02-24	\$295,200	\$313,513	
2240 4310 104 AV NE	2021-01-20	\$480,180	\$506,230	
208 2505 17 AV SW	2021-01-13	\$430,000	\$437,514	Yes
307 11420 27 ST SE	2021-01-13	\$398,689	\$420,318	
2106 230 EVERSIDE BV SW	2020-12-11	\$430,000	\$429,073	Yes
520 634 6 AV SW	2020-11-04	\$1,100,000	\$1,142,729	
301 888 4 AV SW	2020-10-01	\$575,000	\$554,800	Yes
2260 4310 104 AV NE	2020-09-09	\$286,500	\$293,280	
100 1100 8 AV SW	2020-08-21	\$288,888	\$293,556	
417 4774 WESTWINDS DR NE	2020-07-29	\$557,000	\$561,850	
203A 5917 1A ST SW	2020-07-16	\$393,750	\$397,178	
1120 396 11 AV SW	2020-06-03	\$490,000	\$465,609	Yes
5104 7005 FAIRMOUNT DR SE	2020-04-01	\$641,548	\$633,002	
1210 11 ROYAL VISTA DR NW	2020-03-18	\$1,742,551	\$1,706,730	
206 2816 11 ST NE	2020-03-11	\$550,000	\$538,694	Yes
2230 11 ROYAL VISTA DR NW	2020-02-13	\$196,000	\$190,563	
300 1010 8 AV SW	2020-02-12	\$685,000	\$665,999	
6210 5850 88 AV NE	2020-02-05	\$379,900	\$369,362	
2210 11 ROYAL VISTA DR NW	2020-01-16	\$799,304	\$771,433	
2220 11 ROYAL VISTA DR NW	2020-01-16	\$845,928	\$816,432	
6220 5850 88 AV NE	2020-01-07	\$345,000	\$332,970	
203 4603 VARSITY DR NW	2019-12-23	\$375,000	\$359,270	
6270 5850 88 AV NE	2019-11-25	\$442,400	\$420,735	
103 2816 11 ST NE	2019-11-14	\$400,000	\$380,411	
1218 12 ROYAL VISTA WY NW	2019-09-17	\$303,000	\$283,951	
6240 5850 88 AV NE	2019-09-17	\$383,317	\$359,219	
6210 5850 88 AV NE	2019-09-12	\$250,000	\$234,283	
6220 5850 88 AV NE	2019-08-07	\$250,000	\$232,565	
6280 5850 88 AV NE	2019-08-01	\$295,744	\$275,119	
6260 5850 88 AV NE	2019-07-30	\$300,000	\$279,786	
6250 5850 88 AV NE	2019-07-29	\$478,960	\$446,688	
315 2816 11 ST NE	2019-07-10	\$430,000	\$401,027	
2222 12 ROYAL VISTA WY NW	2019-06-28	\$320,000	\$299,196	
420 1100 8 AV SW	2019-05-24	\$415,000	\$389,005	Yes
180 325 MANNING RD NE	2019-05-06	\$4,800,000	\$4,499,331	Yes
303 2816 11 ST NE	2019-04-09	\$385,000	\$361,800	

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Address	Sale Date	Sale Price	Adjusted Sale Price	Portfolio Sale
405 1100 8 AV SW	2019-04-08	\$265,000	\$249,031	
413 4774 WESTWINDS DR NE	2019-03-29	\$650,000	\$612,381	
411 4774 WESTWINDS DR NE	2019-03-28	\$325,615	\$306,770	
107 11420 27 ST SE	2019-03-21	\$570,000	\$537,011	Yes
100 325 MANNING RD NE	2019-03-11	\$11,900,000	\$10,711,956	Yes
300 2816 11 ST NE	2019-03-11	\$419,496	\$395,217	
1238 12 ROYAL VISTA WY NW	2019-03-04	\$320,000	\$301,480	
208 20 SUNPARK PZ SE	2019-01-31	\$837,000	\$792,566	
1226 12 ROYAL VISTA WY NW	2019-01-25	\$280,000	\$265,136	
1230 12 ROYAL VISTA WY NW	2019-01-14	\$265,000	\$250,932	
101 2816 11 ST NE	2018-11-20	\$1,075,000	\$1,023,104	Yes
140 2816 11 ST NE	2018-11-19	\$390,000	\$371,173	
204 200 COUNTRY HILLS LD NW	2018-11-08	\$1,120,000	\$1,065,932	Yes
302 888 4 AV SW	2018-10-05	\$665,000	\$599,200	Yes
1214 12 ROYAL VISTA WY NW	2018-10-04	\$320,000	\$305,325	
202 2816 11 ST NE	2018-09-17	\$297,830	\$284,893	
221 4851 WESTWINDS DR NE	2018-08-23	\$340,000	\$326,056	
2226 12 ROYAL VISTA WY NW	2018-08-16	\$185,000	\$177,413	
130 3 AV SE	2018-08-14	\$1,800,000	\$1,726,181	
203 200 COUNTRY HILLS LD NW	2018-08-07	\$683,000	\$654,990	
304 535 10 AV SW	2018-07-04	\$467,250	\$425,189	Yes



Questions about your 2024 Property Assessment

Phone:
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(Mon. – Fri., 8 a.m. – 4:30 p.m.)

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calgary.ca/assessment

Hearing impaired:
Contact 711 to request 403-268-2888

In-person:
Call 403-268-2888 to book an appointment

Mail:
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P.O. Box 2100, Stn. M, Calgary, AB T2P 2M5

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calgary.ca/schoolsupport
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710 – 4th Ave. S.W.
Calgary, Alberta T2P 0K3
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Property owners may file a complaint with the ARB before the Final Date to File a Complaint on the front of this notice. The complaint form, complaint agent authorization form, and more information are available at calgaryarb.ca or 403.268.5858.



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Additional information about your assessment rights: An assessed person is entitled to see or receive sufficient information about how their property assessment was prepared in accordance with Section 299 or 299.1 (or both) of the *Municipal Government Act*. An assessed person is also entitled to see or receive a summary of an assessment of any other assessed property in accordance with Section 300 or 300.1 (or both) of the *Municipal Government Act*. Please review the information on this notice above on how to view and or request the information.