PITCHER REAL ESTATE

BUYER'S GUIDE

South East Calgary Buyer's Guide

The Good, The Bad & The Ugly

Lakes, new communities and South Health Campus — plus an honest look at Deerfoot, the Green Line, and what the 2024 water-main break means for buyers.

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Not financial, legal or tax advice. All figures are estimates based on the sources noted and can change. Drive times are typical ranges, not guarantees. Carson Pitcher, REALTOR®, CIR Realty.

THE LONG VIEW

South East Calgary over the last decade

This guide follows CREB®'s South East district, not a casual "southeast of downtown" label. That's the Seton–Mahogany–Cranston side of the city, along with older pockets like Ogden and Riverbend, and the industrial lands beside them.

+57%
Detached benchmark, October 2016 to October 2026, $442,700 to $695,700

~4.6%/yr
Approximate annualized rate over those 10 years

+46%
Citywide detached over the same 10 years, for context — $502,200 to $735,100

How to read the price change

This comparison uses the same CREB® detached benchmark series, October 2016 versus October 2026. South East houses gained a little more, as a percentage, than the citywide detached figure over that decade (about 57% versus about 46%, or roughly 4.6% versus 3.9% a year). At the 2026 end of the comparison, the South East detached benchmark still sat a little below the citywide detached number.

I don't have a clean 10-year population series for this CREB district — Calgary's civic census ended after 2019 — so I have not invented a district growth figure.

The commute

It depends on the street and the hour. From Seton, Mahogany or Cranston to downtown, plan on 25–45 minutes or more on Deerfoot Trail, longer at peak. Deerfoot is Alberta's busiest freeway, with more than 180,000 vehicles a day. There is no C-Train in this district.

The Green Line's funded work has been planned to Shepard. An extension to Seton and South Health Campus has been discussed, and was unfunded when this guide was researched. That's a future possibility, not a current feature of the house.

> **Past gains are not a forecast.** A decade of appreciation does not tell you what the next decade will do, and it doesn't replace a street-by-street look at construction, fees and the commute at your actual hour.

Sources: CREB® City of Calgary district tables, October 2016 (South East detached $442,700; citywide detached $502,200) and October 2026 (South East detached $695,700; citywide detached $735,100). Annualized rates are compound annual growth. Long-term data through 2026. Deerfoot volume: Government of Alberta, Deerfoot Trail. Green Line: City of Calgary Green Line materials. Drive times are typical ranges, not guarantees.

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THE GOOD

New communities with real amenities

The southeast is where a lot of Calgary's recent family growth has gone, and unlike some new edges, it already has a genuine town centre.

- **Seton is a real hub, not just a showhome parade.**
  South Health Campus, a major YMCA, shops, a cinema and a library sit together in one district. You can do a normal week of errands, recreation and some health care without crossing the city.
- **Lake communities are a genuine lifestyle draw.**
  Auburn Bay, Mahogany and McKenzie Lake are built around water, pathways and family parks. That is a big part of why people pay up to live there rather than one community over.
- **Detached homes have typically been a little more approachable than the citywide house number.**
  Over the last decade they also gained a little more, as a percentage, than the city overall. That doesn't make every street a bargain — it does mean this district has been a realistic place to buy a house without stretching to the highest-priced west-end numbers.
- **The housing stock is newer in most of the district.**
  That usually means fewer surprises on roofs, windows and mechanicals than in a 1970s bungalow — though you should still inspect, and new isn't the same as finished if the community around you is still being built.
- **Townhomes and condos can be a way in, if you do the homework.**
  Multi-family product is a large part of this district. The purchase price is only half the story: fees, reserve funds and the building's condition matter as much as the sticker.
- **Jobs and access are close for a lot of households.**
  South Health Campus, Seton retail, and Stoney Trail access matter if you work in the south or need to move around the city's edge. The downtown commute is a different question, and it belongs on the next page.

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THE BAD

The real trade-offs

Most of the downsides in the southeast come back to the same two things: how you get downtown, and how finished the community actually is.

- [ ] **Deerfoot will shape your day if you work downtown or in the north.**
  It is the main path in, it is congested at peak, and there is no C-Train alternative in this district. Build in extra time, and drive the route at your actual commute hour before you buy.
- [ ] **Don't price in the Green Line as if it were already funded to your door.**
  The funded phase has been planned to Shepard. An extension to Seton and South Health Campus has been discussed, and was unfunded when this guide was researched. That's a future possibility, not a current feature of the house.
- [ ] **The newest edges are still construction zones.**
  Hotchkiss, Rangeview, Ricardo Ranch and similar growth areas can mean years of dust, haul traffic, incomplete parks and school catchments that shift. Buy the street as it is, not as the rendering looks.
- [ ] **Some residential pockets sit close to industrial land.**
  Shepard Industrial, South Foothills, East Shepard Industrial and parts of Ogden are in this same CREB district. That can be handy for work and a drawback for quiet, depending on the street. Walk it at rush hour and on a weekday.
- [ ] **You are often car-dependent for anything beyond the local hub.**
  Seton makes daily life easier than a bare new suburb. Downtown, the mountains and a lot of the rest of Calgary are still a drive.

> **A note on "south" versus "southeast."** Lake Bonavista, Midnapore, Chaparral and Legacy sit in CREB's South district, even though some of them are east of Macleod Trail. They are covered in the South West / South guide so the district numbers stay honest.

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THE UGLY

Infrastructure, fees and unfinished edges

None of this is a reason to write off the southeast. It is the due diligence I want every buyer to do with their eyes open.

- [ ] **The June 5, 2024 water-main break was a citywide shock, and south Calgary is part of that story.**
  The Bearspaw South Feeder Main is the largest in the city's network. After the break, Calgary issued Stage 4 outdoor water restrictions for all residents and businesses. The break was repaired, and more segments were fixed later in 2024. The City has since advanced a feeder-main improvements project and a South Calgary Water Servicing Project to strengthen the network. This is not a southeast-only defect. It is a reminder that outdoor-use bans can return if a critical line fails again.

- [ ] **Hail is a Calgary problem, not a rumour.**
  The city sits in a hail-prone part of Alberta. The August 5, 2024 storm became one of Canada's costliest insured weather events — industry losses were later put around $3.29 billion by CatIQ, after an earlier Insurance Bureau of Canada figure of about $2.8 billion. That particular storm was not confined to the southeast, but roof and siding condition, deductibles and prior claims matter on every deal here.

- [ ] **Condo fees and special assessments can erase a "deal."**
  The southeast has a lot of multi-family product. A lower purchase price with a high fee, a thin reserve fund or a coming special assessment is not a bargain. Read the reserve fund study, board minutes and condo docs.

- [ ] **A brand-new community is a plan until it's built.**
  Confirm which schools, parks, shops and roads are actually open, which are approved, and which are only on a map. I will not sell you a future amenity as if it were already there.

Sources: City of Calgary, Bearspaw South Feeder Main repair background and newsroom (Stage 4 restrictions, June 5, 2024 break, later segment repairs, subsequent feeder-main and South Calgary Water Servicing work). Hail: Insurance Bureau of Canada and CatIQ on the Aug. 5, 2024 storm. Condo guidance is general due diligence, not a claim about a specific building.

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WHERE TO LOOK

Neighbourhoods to know

The list below follows CREB®'s South East district communities. I'm focusing on the residential ones, with a one-line take on each.

Seton. The amenity hub — hospital, YMCA, shops — and more multi-family than some neighbours. Convenient, busier, and central to the district.

Mahogany. A large lake community, still growing, very popular with families who want the water and the pathways.

Auburn Bay. Another lake community, a little more established than the newest edges, with a similar family draw.

Cranston. A large, settled "new south" community with everyday shopping close at hand.

McKenzie Towne and McKenzie Lake. Earlier southeast planning: a high-street feel in the Towne, a lake in McKenzie Lake.

New Brighton and Copperfield. Practical family suburbs between the lakes and the main commuter roads.

Douglasdale/Glen and Riverbend. More established and closer in. Walk the street — some spots are quieter than others, and industrial or major roads are part of the wider area.

Ogden. Older, often more affordable, with industrial neighbours in places. This is a street-by-street decision, not a headline one.

Rangeview, Hotchkiss and Ricardo Ranch. The growth edge. Newer prices and floor plans, with construction and incomplete amenities still in the mix.

Also in the district, and mostly not residential destinations: Shepard Industrial, East Shepard Industrial, South Foothills and Section 23.

Who it's best for

A strong fit if you want a newer home, lake or pathway living, and a hospital nearby — especially if you work in the southeast or can flex a downtown schedule.

A weaker fit if you need a reliable, short downtown commute every morning, or you want an established inner-city street with a C-Train at the end of the block.

Community list: CREB® City of Calgary district map, as published in CREB's housing-statistics materials used for this guide. Green Line: City of Calgary Green Line materials. Long-term data through 2026.

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NEXT STEP

Want to walk a neighbourhood, not just read about it?

Let’s go look.

Tell me your budget, your commute, and what you don’t want to compromise on. I’ll send a short list and the real numbers on the ones that fit. No pressure.

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