CHEAT SHEET · NOVEMBER 2026

Calgary vs Edmonton

Calgary has held its value better than Toronto or Vancouver, but a typical detached home still costs about $237,000 more than in Edmonton.

$236,700 more for a typical detached home in Calgary

Average detached price, Calgary, October 2026	**$806,485** (-1.2% in a year)
Average detached price, Edmonton, September 2026	**$569,820** (+2.8% in a year)

EXAMPLE SELL-AND-MOVE BUDGET

Sale price	**$806,000**
Selling costs (5%)	**- $40,300**
Mortgage owed (60%)	**- $484,000**
Cash left	**$282,200**
Typical Edmonton detached	**$569,820**
New mortgage	**$287,700**
Payment on $484,000	**$2,679/mo**
Payment on new mortgage	**$1,592/mo**

> Example only: owes 60% of value, 5% selling costs, 4.5% over 25 years. Your numbers will differ; talk to a mortgage broker.

Your Edmonton match

In Calgary	Try in Edmonton	Why
Beltline	Oliver, Downtown	Condos and towers near restaurants
Inglewood / Bridgeland	Old Strathcona, Ritchie	Character, breweries, by the river
Mount Royal / Elbow Park	Glenora, Windsor Park	Big older homes, mature trees
Mahogany / Seton	Windermere, Summerside	Newer suburbs, lakes and amenities

SOURCES

- WOWA Calgary report (CREB and CREA data): https://wowa.ca/calgary-housing-market
- Bank of Canada, Staff Analytical Note 2025-21: How will mortgage payments change at renewal?: https://www.bankofcanada.ca/2025/07/staff-analytical-note-2025-21/

> **Free planning call:** talk through your options, Edmonton areas and timing with RealEstateYEG. Call or text our line at 587-400-4668.

General information only, not financial, mortgage, tax or legal advice. Prices are averages or benchmarks from the sources listed, as of the month shown. The money example uses made-up assumptions; your numbers will differ. Talk to a mortgage broker and a lawyer before you decide. RealEstateYEG.ca is Brent Deptuck, REALTOR®, licensed in Alberta with Real Broker.

Your move from Calgary

Distance	about 300 km
Drive time	about 3 hours
Route	Highway 2 (the QEII), or the slower, prettier Cowboy Trail (Highway 22) for part of the way.
Moving cost	A one-day move, so it costs far less than a cross-country move. Get three written quotes.

> You stay in Alberta, so no new health card or driver's licence. Just update your address with a registry agent and Alberta Health.

FUN STOPS ON THE WAY

- A coffee stop in Red Deer
- The Cowboy Trail (Highway 22) foothills views, if you're not in a hurry

8 TO 12 WEEKS BEFORE

- ☐ Talk to a mortgage broker and get pre-approved for Edmonton
- ☐ Get 3 written moving quotes (full-service, container, and do-it-yourself)
- ☐ Book a 2 to 3 day scouting trip, or video tours with us
- ☐ Ask your employer about remote work or a transfer

4 TO 6 WEEKS BEFORE

- ☐ Pick a moving date and book movers
- ☐ Sell or donate what you won't use: every box costs money to ship
- ☐ Ask your school for records and plan school registration in Edmonton
- ☐ Find a vet, family doctor waitlist and daycare options

1 TO 2 WEEKS BEFORE

- ☐ Forward your mail with Canada Post
- ☐ Book utilities in Edmonton: Alberta lets you pick your electricity and gas retailer
- ☐ Pack a first-night box: sheets, kettle, chargers, tools, toilet paper
- ☐ Plan your road trip stops and hotels

FIRST MONTH IN EDMONTON

- ☐ Register for Alberta health care within 3 months
- ☐ Get your Alberta driver's licence and vehicle registration at a registry agent
- ☐ Switch your car insurance to an Alberta policy
- ☐ Put winter tires on before November