



TRADES RADAR

Calgary Supplier Intelligence Report

Where construction demand is concentrating across Calgary right now — and where the next wave of supplier opportunity is forming.

PREPARED BY Trades Radar

REPORT TYPE Supplier Intelligence — Calgary, Q2 2026

PERIOD Last 90 Days

TUNED FOR Building suppliers — windows, doors, siding, roofing materials, lumber, and construction-adjacent products

WHAT THIS REPORT MEASURES

The data behind the intelligence

This report is built from 90 days of issued building permits from the City of Calgary, filtered to surface the activity that matters most to building suppliers — new construction, additions, detached garages, and accessory structures that always require exterior finishing, framing materials, windows, and doors as downstream requirements.

Renovation and repair work performed without a permit will not appear in this data. What does appear — and what we track — is every project creating new structure: new homes, additions, garages, garden suites, and multi-family builds. Each one of these represents material demand.

Data Source	What It Captures
City of Calgary Building Permits	New construction, additions, alterations, detached garages, accessory structures
City of Calgary Development Permits	Approved land use and development applications — early signal of future build activity

Filters Applied	Excluded
New single-family construction	Interior renovations
Additions to existing homes	Demolition permits
Detached garages and carports	Pool and fence permits
Garden suites and garage suites	Sign and fireplace permits
Townhouse and fourplex new builds	

HOW TO USE THIS REPORT

Two ways into the same data

Every permit in this dataset includes contractor attribution where available. That single field splits the report into two completely different opportunities — and the strongest suppliers use both.

Permits with a named contractor show you which builders, GCs, and trades are actively winning work right now. These are the contractors buying materials this quarter. Call them, get on their preferred supplier list, and show up before a competitor does.

Permits without a named contractor are projects where the homeowner pulled their own permit, or where no trade has been assigned yet. These homeowners are already in spending mode — they just haven't committed to anyone. If your business sells direct to homeowners, this is your prospecting list.

Use the Opportunity Stack to prioritize which permit types matter most to your product line. A window supplier reads this report differently than a lumber yard — the data is the same, the focus is yours to set.

SUMMARY

Calgary market — last 90 days

Construction activity across Calgary remains concentrated in the southeast and north corridors, with Mahogany, Cornerstone, and Livingston recording the highest permit volumes over the last 90 days. Builder-driven demand continues to dominate new construction activity, while renovation and addition permits are rising steadily in communities built between 2005 and 2015.

For building suppliers, this quarter presents two distinct opportunity lanes: new-build supply demand from active production builders expanding across multiple communities, and a growing renovation cycle in older neighbourhoods where original exterior finishes, windows, and doors are entering replacement age.

Fourteen new trade contractors entered the Calgary permit record this period — none with established supplier relationships. Three production builders are currently active across four or more communities simultaneously, signalling volume purchase decisions in the near term.

Signal	Finding
Top community by permit volume	Mahogany — 47 permits (90 days)
Fastest growing area	Cornerstone — permit velocity up 42%
Most active builder	Jayman BUILT — active across 5 communities
Renovation cycle hotspot	Evergreen — 31 alteration permits, builds from 2006-2013
New contractor registrations	14 new trade businesses this quarter
Dominant work type (city-wide)	New single-family construction (38%)

ACTIVE CONTRACTORS

Pulling permits right now — last 30 days

These contractors are actively working in Calgary right now. High permit volume in the last 30 days indicates ongoing projects and near-term material purchasing decisions.

Company	Trade	Permits (30 Days)	Active Areas
Apex Exterior Solutions	Siding & Cladding	11	Mahogany, Auburn Bay, Legacy
NorthStar Framing Ltd	Carpentry / Framing	9	Cornerstone, Livingston
Prairie Ridge Roofing	Roofing	8	Mahogany, Walden
Calibre Windows & Doors	Windows / Doors	7	Seton, Auburn Bay
Summit Deck Builders	Decks & Additions	6	Evergreen, Walden, Legacy
WestEdge Electrical	Electrical	6	Cornerstone, Rangeview
BlueSky Garage Builders	Detached Garages	5	Mahogany, Auburn Bay
Ridgeline Construction	General Contracting	5	Livingston, Cityscape

BUILDER EXPANSION TRACKING

Builders active across multiple communities

When a production builder is pulling permits across three or more communities at the same time, it signals a significant volume of material orders in motion. These builders are making purchasing decisions now.

Builder	Active Communities	Total Permits	Signal
Jayman BUILT	Mahogany, Seton, Cornerstone, Livingston, Rangeview	61	Multi-community expansion
Brookfield Residential	Cornerstone, Livingston, Carrington	44	Multi-community expansion
Excel Homes	Mahogany, Auburn Bay, Legacy	38	Multi-community expansion
Cedarglen Homes	Livingston, Cityscape, Cornerstone	29	Multi-community expansion
Morrison Homes	Seton, Legacy	22	Dual-community active

A builder active in four or more communities simultaneously is a priority account call. Volume purchases across that many sites mean material decisions are being made at the company level — not the site level.

RENOVATION DEMAND ZONES

Older communities entering replacement cycles

Communities built between 2003 and 2015 are entering the window where original exterior finishes — siding, shingles, windows, and doors — are reaching end of service life. Alteration permit activity in these areas signals active homeowner spending and growing replacement demand.

Community	Build Years	Dominant Work	Permits (90 Days)	Activity Level
Evergreen	2003-2012	Alteration / Re-side	31	High
Walden	2010-2018	Addition / Alteration	27	High
Auburn Bay	2006-2015	Addition / Garage suite	24	Medium
Tuscany	1998-2008	Alteration / Re-roof	21	Medium
Chaparral	2000-2010	Alteration / Addition	19	Medium
Cranston	2004-2013	Alteration / Garage	17	Medium

Door-knocking and direct mail in these neighbourhoods reaches homeowners who are already in spending mode. The addition permit going up next door is the conversation-starter for the window replacement two doors down.

PERMIT VOLUME TREND

Where activity is rising, stable, or cooling

Permit velocity tells you where to lean in and where to hold back. Rising communities are building momentum — get your reps there now. Cooling communities may still have active projects but the pipeline is shrinking.

Community	Trend	Velocity Change (90 Days)	Signal
Cornerstone	Rising	+42%	Accelerating demand
Livingston	Rising	+38%	Accelerating demand
Rangeview	Rising	+31%	Emerging — early stage
Mahogany	Stable	+4%	Consistent volume
Seton	Stable	-2%	Consistent volume
Auburn Bay	Stable	+8%	Consistent volume
Legacy	Stable	-5%	Reliable — lower growth
Evergreen	Cooling	-18%	Renovation cycle maturing
Tuscany	Cooling	-24%	Mature community

WORK TYPE BREAKDOWN

What kind of work is driving permits

Knowing whether a community is driven by new construction, additions, or alterations helps you prioritize which product lines are most relevant for each area. A community heavy in new construction needs framing materials, windows, and doors. A community heavy in alterations needs replacement products.

Community	New Construction	Alterations	Additions	Dominant Type
Mahogany	23	14	10	New Construction
Cornerstone	31	6	4	New Construction
Livingston	28	5	3	New Construction
Walden	8	19	6	Alteration
Evergreen	4	22	5	Alteration
Auburn Bay	12	9	10	Addition
Seton	18	8	4	New Construction
Legacy	14	12	7	New Construction

NEW CONTRACTOR REGISTRATIONS

Potential for Supplier Relationship

These trade businesses registered in Calgary within the last 90 days and have appeared in the permit record for the first time. They may not yet have established preferred supplier relationships — this is the easiest outreach call in the report.

Company	Trade	First Permit	Area
NorthStar Exteriors Ltd	Siding	2026-03-18	Mahogany
Ridgeline Garage Works	Detached Garages	2026-03-22	Auburn Bay
Precision Framing Co.	Carpentry / Framing	2026-03-29	Cornerstone
Alpine Window Solutions	Windows & Doors	2026-04-01	Seton
ProBuild Decks & Fences	Decks / Additions	2026-04-03	Walden
Clearview Roofing Inc.	Roofing	2026-04-05	Legacy
Summit Stucco & Cladding	Exterior Cladding	2026-04-07	Livingston
BluePeak Construction Ltd	General Contracting	2026-04-09	Rangeview

New registrations are time-sensitive. Contact within the first 30 days of their first permit — before they default to whoever is cheapest or most convenient.

BUILDER DEMAND ZONES

Where production builders are concentrated

These communities have dominant builder activity right now — production builders pulling consistent permit volume. Best suited for suppliers looking to establish or deepen relationships with active GCs and volume buyers.

Community	Primary Builder	Permits (90 Days)	Activity Level
Cornerstone	Brookfield Residential	44	High
Mahogany	Jayman BUILT	38	High
Livingston	Cedarglen Homes	32	High
Seton	Morrison Homes	27	High
Rangeview	Excel Homes	21	Medium
Carrington	Brookfield Residential	18	Medium
Cityscape	Jayman BUILT	16	Medium

SUBDIVISION GROWTH AREAS

Communities with active lot registrations

These communities have active lot registrations underway, meaning new homes are being planned and approved beyond what current permit counts show. Demand here extends further into the future than the 90-day window.

Community	Signal	Lot Registrations	Activity Level
Rangeview	Subdivision expansion	Active — Phase 3 opening	High
Cornerstone	Subdivision expansion	Active — ongoing phases	High
Livingston	Subdivision expansion	Active — north section	High
Carrington	Subdivision expansion	Active — west expansion	Medium
Belmont	New subdivision	Active — Phase 1	Medium
Glacier Ridge	New subdivision	Active — early stage	Medium

UPCOMING CONSTRUCTION CLUSTERS

Permit spikes — demand forming now

These areas are showing permit velocity increases that suggest a near-term surge in construction activity. Getting your products and reps positioned in these communities now means you are present before volume peaks.

Community	Velocity Change	Period	Forecast
Cornerstone	+42%	Last 30 days	Near-term construction surge
Livingston	+38%	Last 30 days	Near-term construction surge
Rangeview	+31%	Last 30 days	Emerging — early-stage growth
Belmont	+27%	Last 60 days	Subdivision opening — volume expected
Glacier Ridge	+19%	Last 60 days	Early signal — watch list

THE OPPORTUNITY STACK

Ranked for building suppliers

Not all permits carry equal value to a building supplier. The stack below ranks permit types by the volume and quality of material demand they generate — from highest to lowest opportunity.

Rank	Opportunity Type	Permits (90 Days)	Why It Matters
1	New single-family house builds	187	Full material scope — framing, sheathing, windows, doors, exterior finish. Largest single-job opportunity in the dataset.
2	New detached garages	94	High volume in Calgary. Direct opportunity for siding, cladding, and garage door suppliers.
3	Additions to existing homes	71	New wall area requires full exterior finish match. Often triggers broader re-side or window replacement.
4	New townhouse, fourplex, and apartment builds	43	Larger multi-unit scope. Higher ticket per project. Repeat builder relationships.
5	Garden suites and garage suites	31	Smaller scope but consistent volume. Exterior finish always required.
6	Major exterior alteration — multi-family	14	Less frequent but high value when it appears. Full exterior overhaul on apartment or townhouse complexes.

ACTION PLAN

What to do with this report

NEXT 30 DAYS

Contact the top contractors on the active contractor list before they lock in supplier relationships for current projects. Prioritize contractors with 6+ permits in the last 30 days — they are buying materials now.

Target areas: Mahogany, Auburn Bay, Cornerstone

NEXT 60 DAYS

Reach out to all new contractor registrations from this quarter. These businesses have no established supplier preference yet. Introduce your product line and pricing before a competitor does.

Target areas: All active communities — focus on Cornerstone, Livingston, Rangeview

NEXT 90 DAYS

Contact the active production builders in the builder expansion tracking section. Builder accounts represent volume — multiple projects, predictable ordering cycles, and long-term relationships. Begin with Jayman BUILT and Brookfield Residential.

Target areas: Cornerstone, Livingston, Mahogany, Seton, Rangeview

ABOUT TRADES RADAR

Who we are

Trades Radar pulls Calgary building permit data and filters it for signals that matter to contractors and construction suppliers. We track where new builds are happening, which contractors are active, and where the next wave of demand is forming — so you spend less time guessing and more time working.

This report is one of several intelligence products available through Trades Radar. Each report is built from real permit data, filtered for the specific buyer in mind, and delivered within 24 hours of order.

GET IN TOUCH

Two ways to work with Trades Radar

Option	What You Get	Starting From
Territory Report	8-10 priority communities, permit breakdown by work type, active contractor list, builder activity, and a 30/60/90-day action plan tuned to your product line.	From \$97 — delivered in 24 hours
Done-For-You Outreach	We identify the contractors and builders active in your target zones, build the contact list, and run follow-up outreach. You set the territory and product category. We fill your pipeline.	Contact for pricing

tradesradar.ca/report tradesradar.ca/outreach | 587-739-4894

DATA DISCLAIMER

This report is based on building permit data issued by the City of Calgary. Permit data reflects approved applications, not project completion dates. Re-side, re-roof, and interior renovation work performed without a permit will not appear in this dataset. Company names, permit counts, and community names reflect the permit record as filed — errors in the public record will be reflected here. Reporting period: last 90 days from date of generation.