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Rents continue to slide in Calgary

The average rent in Calgary for a one-bedroom unfurnished suite has decreased more than six per cent since August.

By Joel Schlesinger. Dec 04, 2025



The average rent for an unfurnished one-bedroom suite in Calgary was \$1,488 in November. Photo by Feverpitched /Getty Images

Rental prices continued their months-long slide downward in Calgary in November, though not uniformly across the city for all unit types, a new report has found. Online rental marketplace Liv.rent published its monthly update on average rental prices in the

city, finding that rents for furnished and unfurnished one-bedroom suites fell more than 10 per cent year over year.

The average rent for an unfurnished one-bedroom suite was \$1,488 in November, down from \$1,661 a year earlier.

As well, the latest figures reveal a continuation of rents declining each of the last four months.

Consequently, since August, the average rent has decreased more than six per cent.

Average rents for furnished one-bedroom suites declined slightly more year over year than unfurnished (10.5 per cent versus 10.3 per cent for unfurnished suites). The average rent in the city in November was \$1,605 for a furnished one-bedroom suite, Liv. rent noted.

Calgary's rental markets did see pockets of higher demand with average rents rising in some areas for certain housing types.

The northwest saw average rents increase for one- (\$1,554 a month) and two-bedroom (\$1,805 a month) unfurnished apartments, the report found. Three-bedroom suites in the city centre also saw increases. The average rent for this rental type was \$2,771 a month in November.

Demand was also stronger for three-bedroom furnished rentals in the northwest and southwest.

The average monthly rent in the northwest in November was \$2,465 while, in the southwest, it was \$2,332.

(Liv. rent did not provide data on how much rent had increased month over month, or year over year based on area of the city and unit type.)

The report also included some Edmonton rental market data, finding the average rent for unfurnished one-bedroom units was \$1,290 in November, up about six per cent year over year, and down three per cent from October.