



Kamps Realty Guide to Calgary Lake Communities



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Guide to Calgary Lake Communities

By Eddie Kamps

Introduction

A fantastic feature of Calgary real estate is the presence of lake communities, which are neighbourhoods built around man-made lakes. Built in 1967, Lake Bonavista was the first of its kind in Canada. The concept has become so popular in Calgary that seven more have been built, concentrated in the southeast quadrant of the city. Use of the lake is only open to residents and a limited number of guests. Maintenance of the lake is undertaken by the residents association and funded by annual Homeowners Association (HOA) fees, which are slightly higher or comparable to other non-lake communities with HOA fees.

The advantage to buying a home in a lake community is exclusive access to the lake's amenities and services. Although every lake is unique, typical amenities and activities are listed below:

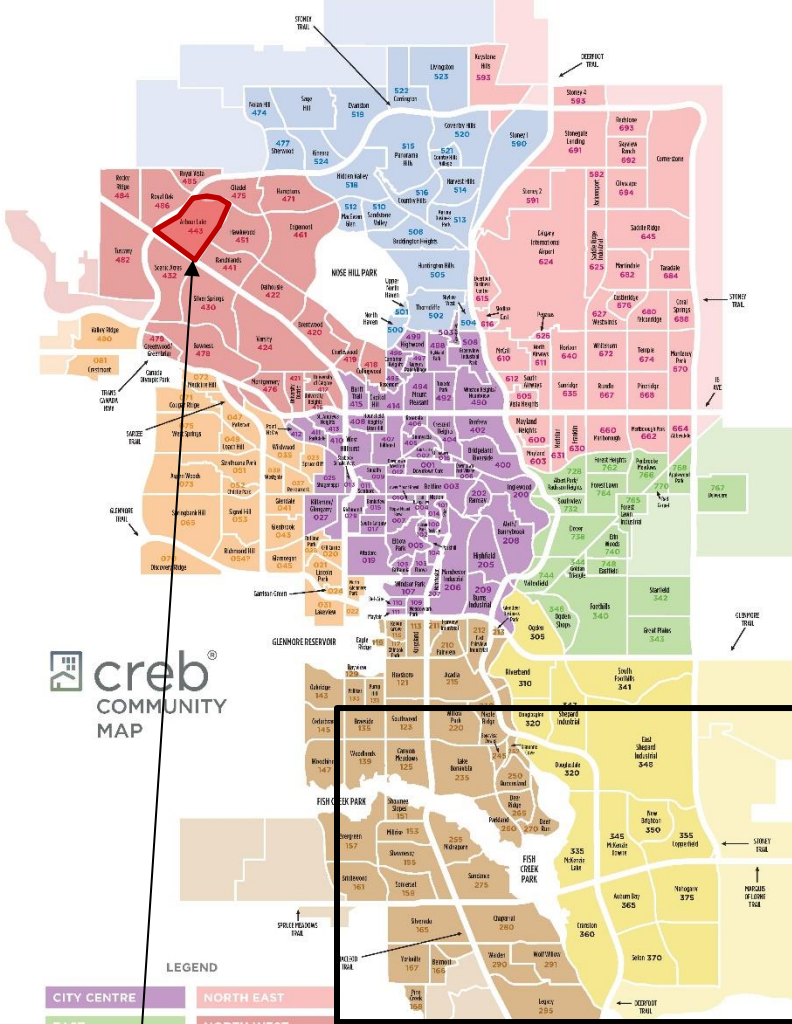
Amenities

- Lake & beach
- Hill for tobogganing
- Boats & canoes
- BBQ areas
- Rooms for event rental
- Gymnasium/rec centre
- Playgrounds

Activities

- Swimming
- Ice skating
- Ice fishing
- Canoeing/boating (non-motorized)
- Tennis
- Other sports

The table in the appendix lists some of the key features and decision criteria to focus your search. If you want to live outside of the city and want the lake experience, look into the community of Chestermere east of Calgary and the new community of Harmony west of Calgary.

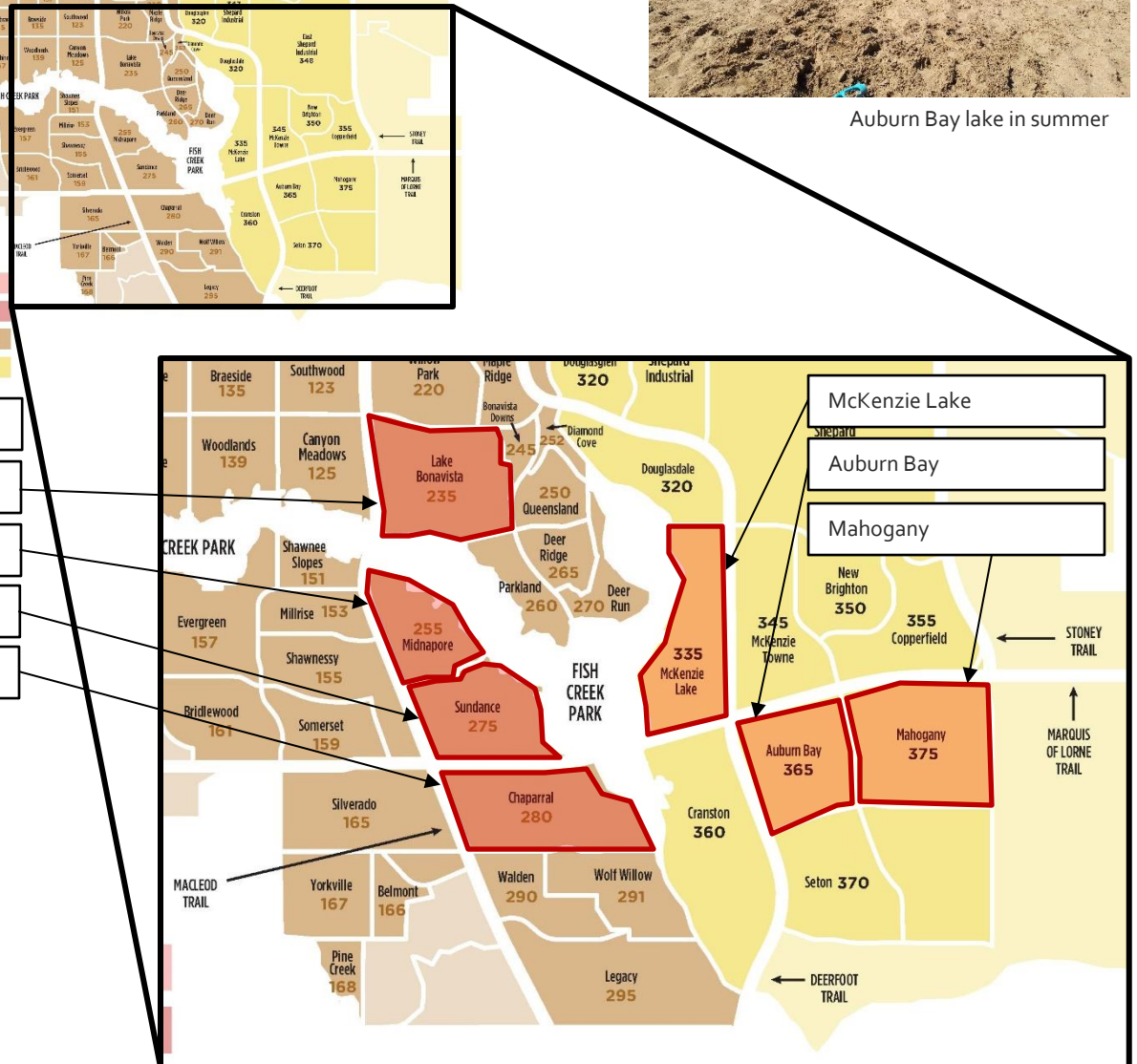


Midnapore Lake in winter



Auburn Bay lake in summer

- Arbour Lake
- Lake Bonavista
- Midnapore
- Sundance
- Chapparral



Community	Quadrant	Fully Developed	Era of Construction	Benchmark Price*				% of Population 0-14 years**	Distinguishing Features
				Detached	Semi-Detached	Row	Apartment		
Arbour Lake	NW	Yes	1990s	\$485,700	\$444,900	N/A	\$271,600	16%	Calgary's only lake community in the NW
Lake Bonavista	SE	Yes	1970s	\$668,400	N/A	N/A	\$253,200	16%	Canada's first community built around a man-made lake Next to Fish Creek Park Two lakes – one for all Lake Bonavista residents and one only for those who own property on it Mature trees
Midnapore	SE	Yes	1970s-1980s	\$442,100	\$315,100	\$307,600	\$217,500	16%	Was once its own hamlet before being annexed in 1961 Next to Fish Creek Park Walking distance to Shawnessy C-train station Affordability Mature trees
Sundance	SE	Yes	1980s-1990s	\$496,800	N/A	N/A	N/A	16%	Next to Fish Creek Park Walking distance to Somerset-Bridlewood C-train station
Chapparral	SE	Yes	2000s	\$494,900	\$437,700	\$301,200	\$241,700	26%	21 acre park with two waterfalls
McKenzie Lake	SE	Yes	1980s	\$469,800	N/A	\$275,900	N/A	19%	Bluff views overlooking Fish Creek Park and the Bow River
Auburn Bay	SE	Yes	2010s	\$589,500	\$362,000	\$298,300	\$244,300	29%	Next to South Health Campus Annual Santa Clause Parade
Mahogany	SE	No	2010s	\$574,400	\$396,700	\$345,100	\$207,000	29%	Only lake community still being developed Multiple beaches and wetland area Numerous awards for Community of the Year

*Statistics from the Calgary Real Estate Board (CREB) – November 2020

**City of Calgary – Community Profiles 2016