

CALGARY & AREA • 2026 EDITION

The Calgary Renovation Cost Guide — 2026

Investment ranges, planning advice and what drives cost, from
Calgary's two-time Renovator of the Year.



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All figures are planning ranges in Canadian dollars for Calgary and surrounding communities in 2026. Sources are listed on page 18.

Planning your investment

Renovating is one of the largest investments you will make in your home. Budget matters, but it is only part of the decision: the design, the quality of the build, and the team you trust inside your house matter just as much.

Everyone needs a number to plan around, though. This guide gives you the investment ranges we see on Calgary renovations in 2026, explains what moves a project up or down those ranges, and flags the costs that most often catch homeowners off guard.

Treat every figure as a planning range, not a quote. Your final investment depends on your home's structure and age, square footage, engineering, and the finishes you choose. After design, Kay2 confirms it in a detailed, fixed-price proposal.

WHAT DRIVES COST IN CALGARY

Skilled labour

Calgary's trades compete with commercial and energy-sector work, which keeps residential labour rates high. Labour is typically 35–45% of a kitchen budget. ^A

Materials

Lumber, copper, tile and stone all cost more than five years ago. A kitchen that cost \$38,000 in 2019 runs closer to \$52,000 today at the same specification. ^A

Permits

City of Calgary fees scale with project value: a \$100,000 renovation typically carries \$1,500–\$3,000 in permit fees. ^A

Your home's age

Homes from the 1970s–90s can hide aluminum wiring, cast-iron drains, small electrical panels and thin insulation. Plan for what the walls may reveal. ^A



St. Andrews Heights · second-storey addition and whole-home renovation

The heart of the home

The kitchen is where most Calgary homeowners invest the most, and where a well-planned layout pays you back every day.



Lower Springbank · a kitchen built around a large island

Cosmetic refresh

\$15,000 – \$28,000

New countertops, backsplash, hardware and lighting, keeping the existing layout and cabinets. ^A

Full renovation

\$45,000 – \$80,000

A gut and rebuild with new custom cabinetry, stone countertops, tile backsplash, integrated appliances and updated lighting. ^A

Luxury kitchen

\$85,000 – \$160,000+

Custom millwork, quartz or granite slab, premium appliances, and structural change such as removing a wall to open the kitchen. ^A



Pictured: 19th Street, NW Calgary
 Kay2 won BILD Calgary Region Best Kitchen
 Renovation (\$125,000+) in 2022

LUXURY FEATURES TO CONSIDER

- Custom cabinetry to the ceiling, with integrated panels
- Large island with seating and storage on both sides
- Quartz or natural-stone slab, including waterfall ends
- Premium or panel-ready appliance package
- Butler's pantry or coffee and bar station
- Layered lighting: pot lights, pendants and under-cabinet LED
- Structural work to open the kitchen to living and dining

LINE ITEMS TO BUDGET FOR

Custom cabinetry	\$18,000 – \$50,000 ^A
Semi-custom cabinetry	\$10,000 – \$25,000 ^A
Quartz, installed	\$100 – \$200 / sq ft ^A
Granite, installed	\$120 – \$250 / sq ft ^A
Mid-range appliance package	\$8,000 – \$18,000 ^A
High-end integrated appliances	\$25,000+ ^A
Removing a load-bearing wall	\$8,000 – \$20,000 ^A
Moving the sink	\$1,500 – \$4,000 ^K
Moving a gas range	\$1,200 – \$3,500 ^K

Luxury for the quiet moments

From a powder room to a spa-like primary ensuite, bathroom cost depends on size, fixtures and how much plumbing moves.



Lower Springbank · ensuite with a double vanity and makeup station

Powder room

\$9,000 – \$18,000

A half bath refreshed with new vanity, fixtures, lighting and finishes. ^A

Main or secondary bathroom

\$20,000 – \$38,000

A full bathroom rebuilt in its existing footprint. ^A

Primary ensuite

\$35,000 – \$65,000

A complete ensuite renovation with custom vanity, tiled shower and quality fixtures. ^A

Luxury ensuite

\$65,000 – \$120,000

A larger footprint with a freestanding tub, curbless glass shower, heated floors and double vanity. ^A



Pictured: Chestermere Lake primary ensuite

Kay2 won BILD Calgary Region
Best Bathroom / Ensuite
Renovation in 2024

LUXURY FEATURES TO CONSIDER

- Curbless walk-in shower with frameless glass
- Freestanding soaker tub
- Heated floors and towel warmers
- Double vanity with a makeup station
- Steam shower
- Large-format porcelain or natural stone
- Built-in niches, benches and linen storage

LINE ITEMS TO BUDGET FOR

Tub-to-shower conversion	\$10,000 – \$22,000 ^A
Tile installation (labour)	\$12 – \$20 / sq ft ^A
Heated floor, typical ensuite	\$2,500 – \$5,500 ^A
Custom glass shower enclosure	\$3,000 – \$9,000 ^A
Cast-iron drain replacement (older homes)	\$3,000 – \$8,000 ^A

Your most cost-effective square feet

Your basement is the most cost-effective place to add finished space, and the place for a theatre, gym, wine room or guest suite.



Mayland Heights · basement pool, wine room and theatre · CHBA National Award, Best Basement Renovation in Canada (2019)

Recreation room \$40,000 – \$60,000 About 1,000 sq ft developed as open living space, without a bathroom. ^A	Standard development \$65,000 – \$95,000 A rec room with a bedroom and full bathroom. ^A	High-finish development \$90,000 – \$140,000 Wet bar, home theatre and bathroom, finished to the standard of the main floor. ^A	Legal secondary suite \$90,000 – \$140,000 Separate entry, full kitchen and bathroom, fire separation and permits. ^A
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USEFUL BENCHMARKS

Finished cost per sq ft (1,000 sq ft basement)	\$65 – \$140 ^A
Egress window, incl. well and cover	\$1,800 – \$3,500 each ^A
Bathroom mechanical rough-in	\$4,000 – \$8,000 ^A

More space, same neighbourhood

An addition gives you the space you need without leaving the neighbourhood, schools and views you love.



BEFORE



AFTER · ST. ANDREWS HEIGHTS SECOND STOREY

Main-floor extension

\$80,000 – \$150,000+

Usually the simplest and most cost-effective addition. ^M

Basement and main-floor expansion

\$200,000 – \$300,000+

More foundation and structural work, extending both levels. ^M

Second storey over the existing home

\$250,000 – \$500,000+

Typically a full structural redesign, and often renovation of other areas of the home. ^M

Attached garage with a suite above

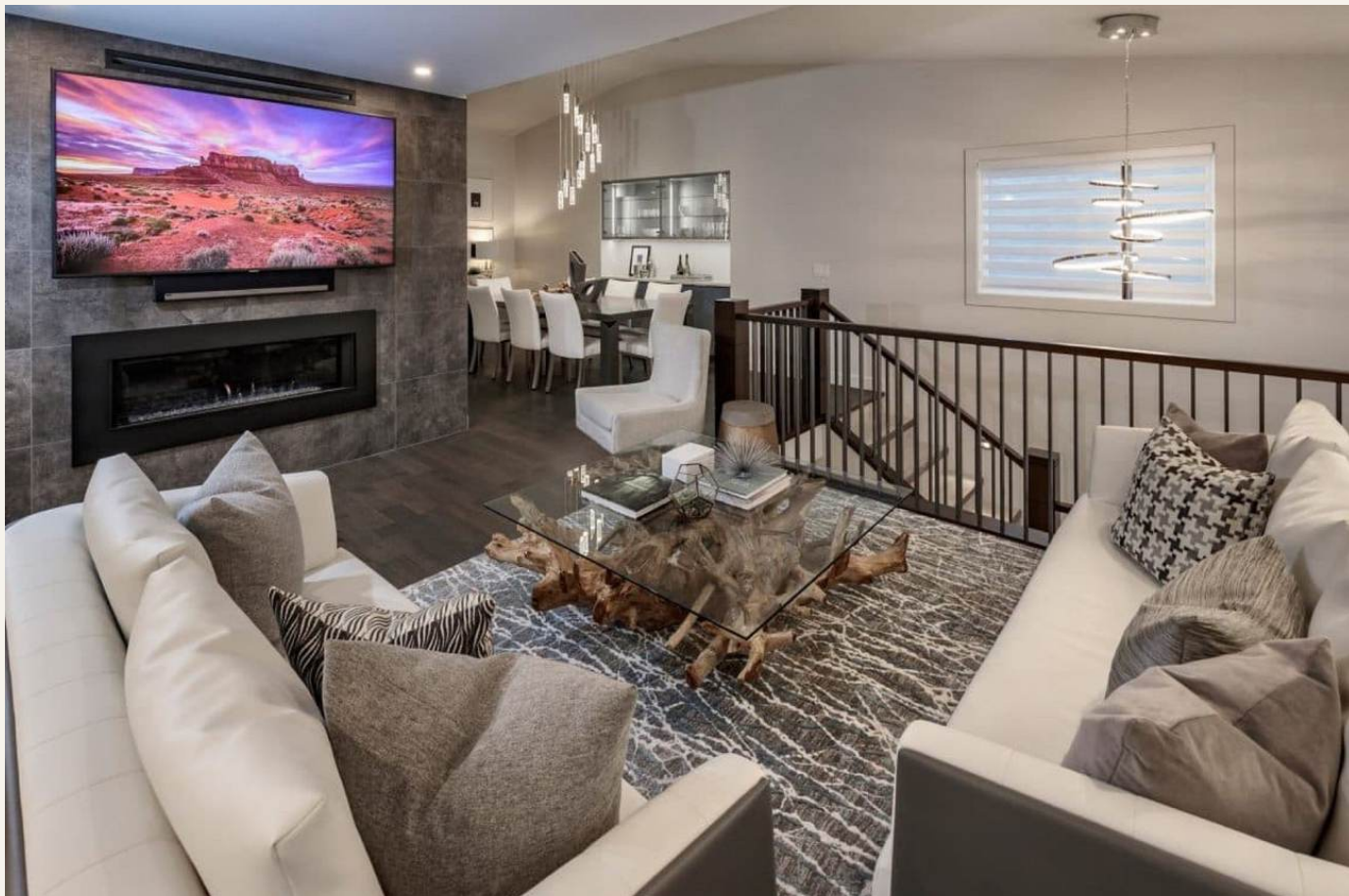
\$250,000 – \$420,000

New structure with a finished living space over the garage. ^A

Adding a kitchen, bathroom or more square footage are the biggest factors in price. Structural engineering is not optional: budget \$3,000–\$8,000 for an engineer on a mid-size addition. ^{A M}

Redesign the whole plan

When most of the house needs work, a whole-home renovation lets you redesign the plan around how you live now.



Mayland Heights · whole-home renovation with three additions · BILD Calgary Region Renovator of the Year (2018)

Updated finishes, same layout

\$80 – \$130 / sq ft

A refresh of surfaces and fixtures throughout. ^A

New layout, quality finishes

\$150 – \$230 / sq ft

Reworked plan with updated mechanical systems. ^A

Luxury renovation

\$250 – \$400 / sq ft

Custom finishes, full mechanical and electrical, and structural change. ^A

Example: an 1,800 sq ft home renovated with a new layout and quality finishes runs about \$270,000 – \$415,000. ^A

Moving has its own price: commissions, legal fees, mortgage penalties and moving typically cost \$30,000–\$60,000 on a mid-range Calgary home. ^A

Built for Calgary weather

Hail, Chinooks, sun and freeze-thaw cycles are hard on a Calgary exterior. The right materials pay for themselves.



St. Andrews Heights · new exterior and covered patio

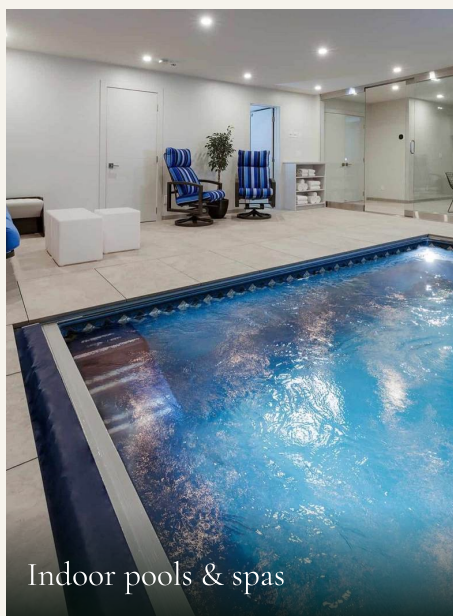
TYPICAL INVESTMENT

Siding replacement, 1,800 sq ft home	\$28,000 – \$65,000 ^A
Window replacement, 12–18 windows	\$22,000 – \$55,000 ^A
Roof replacement, average home	\$14,000 – \$38,000 ^A
Composite deck, 200 sq ft	\$22,000 – \$45,000 ^A
Fibre-cement (Hardie) siding, installed	\$12 – \$22 / sq ft ^A

2024 BILD Calgary Region Award, Best Exterior Renovation / Outdoor Living Space.

The rooms other contractors won't attempt

Indoor pools, theatres, wine cellars, golf simulators, gyms and sport courts are engineered into the house, with their own structure, ventilation and systems. Every one is different, so we price them from your design rather than a range. At your first consultation we'll give you a realistic budget for the room you have in mind.



Indoor pools & spas



Home theatres



Wine cellars



Golf simulators



Home gyms



Sport courts

Pool: Mayland Heights, a Kay2 project. Other images are design concepts of the rooms Kay2 builds.

Plan for what the walls reveal

Asbestos and vermiculite

Common in homes built before 1990. A survey is required before demolition; abatement runs \$2,000–\$15,000. ^A

Electrical panel upgrade

Kitchens and suites often need 200-amp service: \$3,500–\$7,000 installed. ^A

Waste disposal

A kitchen or bathroom produces three to six tonnes of waste; bins run \$400–\$800 each. Ask whether disposal is included. ^A

Temporary accommodation

A furnished rental runs \$2,200–\$3,500 a month during larger projects. ^A

What the walls reveal

Hold back 10–15% of your budget as contingency for structural findings after demolition. ^A

HOW LONG IT TAKES

Kitchen	6 – 10 weeks
Primary ensuite	4 – 7 weeks
Basement with a bathroom	8 – 14 weeks
Whole-home renovation	4 – 8 months

From demolition to final walkthrough, assuming permits are in place and materials are ordered before work begins. ^A

10–15%

Recommended contingency for findings after demolition in older Calgary homes. ^A



Mayland Heights during construction · what is behind the walls shapes the budget

Know your number before demolition

01

Insist on a fixed price

A time-and-materials agreement shifts every overrun to you. A fixed-price contract puts the risk on the builder. Kay2 provides detailed fixed-price proposals on every project.

02

Read the exclusions

Permits, disposal, site protection and finishing trades are sometimes left out. A lower number with a long exclusion list is not a better deal.

03

Check licences

Electricians, plumbers and gas fitters hold Alberta trade certificates you can verify. Ask for the numbers.

04

Check standing

Membership and awards with BILD Calgary Region or the Canadian Home Builders' Association are verifiable signals of professional standards.



Bridgeland · a custom home designed and built by Kay2

One team, from first sketch to final walkthrough

Founded in Calgary in 2014, Kay2 Contracting is a design-build firm for luxury renovations, home additions and specialty rooms. Our designers, estimators, project managers and crews work under one roof, so the home you approve on paper is the home you live in. BILD Calgary Region has twice named us Renovator of the Year.

01

PLAN

Consultation

A complimentary conversation about your home, how you want to live in it and what must be included.

02

PLAN

Budget

An estimator shapes your wish list into a scope and budget, with options you may not have considered, and discusses financing.

03

DESIGN

Design

Architectural drawings, then finishes and fixtures chosen at the Showroom. Permits, lead times and each phase are scheduled before work begins.

04

BUILD

Build

Structure, systems and finishes built to the drawings, on a protected and tidy site, with a weekly status email.

05

BUILD

Completion

A detailed walkthrough checklist, final inspections and sign-off only when you are fully satisfied.

Commitment

We give everything we commit to our full effort, from our team to every client's home, until it's done right.

Ownership

We take responsibility for our actions and outcomes, and hold ourselves accountable.

Integrity

What we promise is exactly what we deliver. If something isn't right, we make it right.

Communication

We speak clearly and positively, and keep every client's project confidential.

Excellence

Good isn't good enough. We build for long-term value and keep improving our craft.

Calgary's two-time Renovator of the Year

2026 Home Renovation Under \$300,000
BILD ALBERTA AWARDS

2024 Best Bathroom / Ensuite Renovation
BILD CALGARY REGION AWARDS

2024 Best Exterior Renovation / Outdoor Living Space
BILD CALGARY REGION AWARDS

2022 Renovator of the Year
BILD CALGARY REGION AWARDS

2022 Best Home Renovation (With Addition)
BILD CALGARY REGION AWARDS

2022 Best Kitchen Renovation — \$125,000 and over
BILD CALGARY REGION AWARDS

2019 Best Basement Renovation in Canada
CHBA NATIONAL AWARDS FOR HOUSING EXCELLENCE

2018 Renovator of the Year
BILD CALGARY REGION AWARDS

2018 Best Home Renovation with Addition
BILD CALGARY REGION AWARDS

2018 Best Basement Renovation / Development
BILD CALGARY REGION AWARDS



Chestermere Lake Pool & Spa Addition
Chestermere, AB
2022 BILD Calgary Region Renovator of the Year



Mayland Heights: Whole-Home Renovation with Basement Pool
Mayland Heights, NE Calgary
2018 BILD CR Renovator of the Year



St. Andrews Heights Second-Storey Addition
St. Andrews Heights, NW Calgary



Lower Springbank Home Addition
Lower Springbank, Calgary
2024 BILD Calgary Region Awards finalist

The people inside your home



FOUNDER & MANAGING DIRECTOR

Moe Saghir

Moe founded Kay2 Contracting and leads its project management, team and construction methods. Under his leadership Kay2 has twice been named BILD Calgary Region Renovator of the Year and won a CHBA National Award for Housing Excellence.

“Good isn’t enough. I always strive to deliver products and services of exceptional quality that add value to all involved for the long term.”



Deneen



Suzette



Carolina



Trever



Jeff



Wissam



Susan



Krishna



Janine

YOUR NEXT STEP

Visit our showroom & Design Centre

See cabinetry, stone, tile and hardware in real light, and sit down with a designer to turn your wish list into a plan and a budget. Consultations are complimentary.

CALL

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HOURS

Monday to Friday, 9 a.m. – 5 p.m.

ONLINE

kay2.ca

SOURCES

[A] Kay2 Contracting, "What Is the Typical Cost of Renovating a House in Calgary?", August 2026.

[K] Kay2 Contracting, "Kitchen Renovation Cost in Calgary (2026)", April 2026.

[M] Moe Saghir, Kay2 Contracting, "How Much Does a Home Addition Cost in Calgary?", April 2026.

Figures are planning ranges, not quotes. Your investment is confirmed in a fixed-price proposal after design.