

Building a backyard suite or over-the-garage suite in Calgary, Alberta, with approximately 700 square footage, two bedrooms, a washroom, a kitchen, a living area, a separate furnace, and a total of three car parking spots in the garage, can vary in cost.

In Calgary, construction costs typically range between \$150 to \$300 per square foot. With a rough estimate of \$200 per square foot, here's a breakdown of the cost:

700 square feet x \$200 per square foot = \$140,000 (base construction cost)

Keep in mind that this is just an estimate and does not include additional expenses such as permits, architectural design fees, plumbing and electrical work, landscaping, and any customization or upgrades you may want to include.

It is advisable to consult with local contractors or construction professionals to get more accurate estimates based on your specific requirements and local market conditions.

When building a backyard suite or over-the-garage suite in Calgary, Alberta, there are several permits and regulations you should consider. Here are some of the key ones:

1. **Building Permit:** You will need to obtain a building permit from the City of Calgary. This permit ensures that your construction project complies with local building codes and regulations.
2. **Development Permit:** In addition to a building permit, you may also need to obtain a development permit. This permit ensures that your project complies with zoning regulations and land use bylaws. It is important to check with the City of Calgary to determine if a development permit is required for your specific property.
3. **Fire Code Compliance:** You will need to ensure that your backyard suite or over-the-garage suite meets the fire safety requirements outlined in the Alberta Fire Code. This includes having proper fire separations, smoke alarms, and other safety measures.
4. **Municipal Services:** You should verify with local utility providers to ensure that your property has access to water, sewer, and electrical services. You may need to make arrangements for connections and any associated fees.
5. **Accessory Dwelling Unit (ADU) Regulations:** Calgary has specific regulations for accessory dwelling units, including requirements for parking spaces, setbacks, and maximum size limits. Ensure that your project adheres to these regulations.

It is highly recommended to consult with a professional architect, contractor, or the City of Calgary's planning and development department to get specific and up-to-date information on permits and regulations for your backyard suite or over-the-garage suite project.

Building a garage suite in Calgary requires various trades and materials, and the overall cost can vary depending on several factors. Here's a breakdown of the trades involved and an estimated timeline, but please note that costs can fluctuate based on market conditions and specific project requirements:

1. Architect/Designer: This professional will help with the design and layout of the garage suite, create detailed drawings, and ensure compliance with building codes and regulations. The cost can range from \$5,000 to \$15,000, depending on the complexity of the project and the services required.
2. Excavation/Foundation: Excavation and foundation work involves site preparation, digging footings, pouring concrete, and constructing the foundation walls. The cost can vary depending on the size and complexity of the project, but it's generally estimated between \$10,000 to \$20,000.
3. Framing: This trade involves constructing the structural framework of the garage suite. Costs for framing typically depend on the size and complexity of the structure. For a 700 sq ft garage suite, the framing cost can range from \$15,000 to \$20,000.
4. Roofing: Roofing includes installing the roof structure and materials. The cost can vary depending on the type of roofing material chosen and the complexity of the roof design. A typical range for roofing costs is between \$5,000 to \$15,000.
5. Plumbing: Plumbing installation includes roughing in water supply lines, drainage, and venting for the garage suite. The cost varies based on the complexity of the plumbing system, fixture selection, and any additional requirements. Budget around \$10,000 to \$15,000 for plumbing.
6. Electrical: This trade involves electrical wiring, outlets, switches, and lighting installation. The cost varies depending on the size of the garage suite and the electrical requirements. Budget around \$8,000 to \$12,000 for electrical work.
7. HVAC (Heating, Ventilation, and Air Conditioning): The cost of HVAC installation depends on various factors, such as the type of system, the size of the unit, and the garage suite's heating and cooling needs. Estimating a cost of \$8,000 to \$12,000 is reasonable for HVAC work.
8. Insulation/Drywall: Insulation helps regulate temperature and soundproof the garage suite, while drywall creates finished walls and ceilings. The cost varies based on the size of the garage suite and the insulation material chosen. Budget around \$5,000 to \$10,000 for insulation and drywall.
9. Flooring: Flooring costs depend on the type and quality of material used. For a 700 sq ft garage suite, budget around \$7,000 to \$10,000 for flooring installation.

10. Finishing: This includes painting, trim work, and installing fixtures such as cabinets, countertops, and appliances. The cost can vary significantly based on the finishes chosen. Budget around \$10,000 to \$15,000 for finishing work.

11. Permits and Fees: There will be costs associated with obtaining the necessary permits and paying fees to the City of Calgary. These expenses can range from \$2,000 to \$5,000.

Please note that these estimates are rough approximations and can vary significantly based on project specifics, such as material choices, labor rates, location, and any additional customizations or upgrades. It's always recommended to consult with professionals and obtain multiple quotes for a more accurate cost estimate.

To build a garage suite from start to finish, you will need various materials. Here's a general list, but please note that the specific materials required may vary based on the design and specifications of your garage suite:

1. Foundation materials: Concrete, rebar, formwork, anchor bolts.
2. Framing materials: Lumber (studs, joists, beams, headers), plywood, nails, screws, brackets, metal connectors.
3. Roofing/Exterior materials: Shingles, underlayment, flashings, nails, ridge vent, siding/stucco, fascia and soffit, downspout and eaves.
4. Plumbing materials: Piping (PVC or copper), fittings, valves, fixtures (sink, toilet, shower/tub), water heater, drainage materials (drain lines, traps).
5. Electrical materials: Wiring, electrical panels, outlets, switches, light fixtures, junction boxes, conduit.
6. HVAC materials: HVAC unit, ductwork, vents, grilles.
7. Insulation and drywall materials: Insulation (fiberglass, spray foam), drywall sheets, joint compound, tape, screws.
8. Flooring materials: Hardwood, laminate, tile, carpet, underlayment, adhesive.
9. Finishing materials: Paint, trim (baseboards, crown molding), cabinets, countertops, appliances.
10. Miscellaneous materials: Screws, nails, caulking, insulation blankets, fire-resistant materials, fasteners.

The timeline to complete the project will depend on various factors like the size and complexity of the garage suite, weather conditions, availability of materials and labor, and any unforeseen circumstances. On average, it can take around 4-8 months to build a garage suite, including time for architectural/design planning, obtaining permits, and completing the construction process. It's important to work with a contractor or project manager who can provide a more accurate timeline specific to your project.