HILLBASE / PROPERTY REPORT

808 Macleod TRAIL SE, Calgary, AB

Local build lake sample

Report id rpt_be3889187c7ab69424ffa21f | Version property.v1

Generated 2026-11-01T12:50:47.894503Z

Data dates: Publisher dates 2021-07-29 to 2026-10-24 | Last checked 2026-10-07 to 2026-10-25

Query point 51.045070, -114.057958 | Location precision nearest number

A point query is not proof of property identity. Missing records do not prove absence. Effective dates and last checks may be unknown; report generation time is not data freshness.

What to verify next

1. Property values: no assessment was returned for this location. Check directly with the assessment authority.

2. Property values: assessed values are not market values. Use an appraisal or recent comparable sales for market value.

3. Zoning: zoning does not grant approval. Confirm permitted uses, variances and pending rezonings with the municipal planning department.

4. Land constraints: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and the provincial heritage and environmental registries.

5. Hazards: published coverage of this area is partial. Records from publishers not covered may exist; check with the municipality and provincial hazard mapping.

6. Site conditions: published coverage of this area is partial. Records from publishers not covered may exist; check with the provincial environmental registry and the authority having jurisdiction.

7. Environmental facilities: published coverage of this area is partial. Records from publishers not covered may exist; check with the federal pollutant release inventory.

8. School catchments: a catchment assignment does not guarantee admission. Confirm enrolment with the school board.

9. School catchments: boundaries apply to their stated school year. Confirm the catchment for the intended year with the school board.

Generated deterministically from each section's evidence gaps and limitations; it is not advice and does not list every check a transaction needs.

Subject

parcels [1] / pid: Unknown

parcels [1] / plan number: Unknown

parcels [1] / parcel class: Unknown

parcels [1] / municipality: Calgary

parcels [1] / area m2: 6,974.59

properties: None returned

identity evidence: unverified

Parcel

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-12

Published parcels intersecting the query point; not a legal survey.

items [1] / pid: Unknown

items [1] / plan number: Unknown

items [1] / parcel class: Unknown

items [1] / area m2: 6,974.59

items [1] / municipality: Calgary

total: 1

Assessed value

status: supported

outcome: no_match

evidence: unverified

meaning: Assessed value by roll year; not a market value or sale price.

by roll year: None returned

Property values

Coverage: supported / no match | Evidence: unverified | Scope: parcel | Basis: published | Publisher date: Unknown | Last checked: Unknown

Published assessments near the point; not a market valuation or proof of parcel identity.

No matching records returned. This does not prove absence.

items: None returned

total: 0

No matching record does not prove that none exists.

An assessed value is not a sale price or current market value.

Warnings: property subject no match

Land use

zoning / status: supported

zoning / outcome: resolved

zoning / evidence: estimated

zoning / designations [1] / zone code: CR20-C20/R20

zoning / designations [1] / zone description: Commercial - Residential Core

zoning / designations [1] / zone category: commercial

zoning / designations [1] / jurisdiction: ca/ab/calgary

constraints / status: partial

constraints / outcome: resolved

constraints / evidence: estimated

constraints / at point: None returned

constraints / nearby by type / heritage inventory: 7

constraints / nearby by type / heritage site: 5

Zoning

Coverage: supported / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2026-10-22 | Last checked: 2026-10-25

Published designations intersecting the point; confirm current rules and permitted uses with the municipality.

items [1] / zone code: CR20-C20/R20

items [1] / zone description: Commercial - Residential Core

items [1] / zone category: commercial

items [1] / source category: Commercial - Core

items [1] / bylaw ref: 1P2007

items [1] / jurisdiction: ca/ab/calgary

Land constraints

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: 2021-07-29 | Last checked: 2026-10-21

Published mapped constraints around the point; absence is not clearance for development.

items [1] / name: Burns Building

items [1] / type: heritage_site

items [1] / status: designated

items [1] / source status: Unknown

items [1] / distance m: 47.77

items [1] / contains point: No

items [1] / effective date: Unknown

items [2] / name: Historic City Hall

items [2] / type: heritage_site

items [2] / status: designated

items [2] / source status: Unknown

items [2] / distance m: 105.32

items [2] / contains point: No

items [2] / effective date: 1990-04-17

items [3] / name: Olympic Plaza

items [3] / type: heritage_inventory

items [3] / status: Unknown

items [3] / source status: Unknown

Additional fields are in the JSON report.

Warnings: absence not proof, reported releases not exposure

Permit and development history

permits / total: 1840

permits / status: supported

permits / outcome: resolved

permits / evidence: estimated

permits / returned: 20

permits / by work type / addition alteration: 12

permits / by work type / new building: 3

permits / by work type / temporary structure: 1
permits / by work type / unknown: 4
permits / by status / cancelled: 6
permits / by status / closed: 11
permits / by status / issued: 3
permits / oldest issue date: 2010-06-09
permits / newest issue date: 2026-10-22
development / status: supported
development / outcome: resolved
development / evidence: estimated
development / returned: 20
development / by type / development permit: 20
development / by status / approved: 9
development / by status / refused: 1
development / by status / unknown: 10
development / newest date: 2019-03-16

Building permits

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: published | Publisher date: 2026-10-24 | Last checked: 2026-10-25

Up to 20 nearby permit records within 250 m; proximity does not link them to this property.
items [1] / status: closed
items [1] / address / parcel id: Unknown
items [1] / address / line1: 808 MACLEOD TR SE
items [1] / address / street number: 808
items [1] / address / street name: MACLEOD TR
items [1] / address / street type: Unknown
items [1] / address / street direction: SE
items [1] / address / unit: Unknown
items [1] / address / city: Calgary
items [1] / address / region: AB
items [1] / address / postal code: Unknown
items [1] / address / country: CA
items [1] / address / parsed: Yes
items [1] / address / text: 808 MACLEOD TR SE
items [1] / permit number: EP2018-15836#EP2018-15836-173374383
items [1] / jurisdiction: ca/ab/calgary
items [1] / permit kind: electrical
items [1] / source status: Completed
Additional fields are in the JSON report.

Development applications

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-25

Nearby published applications within 250 m; an application is not an approval or a property match.

items [1] / status: approved
items [1] / application number: DP1990-2379
items [1] / application type: development_permit
items [1] / country: CA
items [1] / region: AB
items [1] / jurisdiction: ca/ab/calgary
items [1] / municipality: Calgary
items [1] / submitted date: 1990-08-14
items [1] / status date: Unknown
items [1] / decision date: 1990-08-30
items [1] / proposed units: Unknown
items [1] / proposed storeys: Unknown
items [1] / proposed gfa m2: Unknown
items [1] / distance m: 36.44
items [2] / status: Unknown
items [2] / application number: DP1989-2238
items [2] / application type: development_permit
items [2] / country: CA

Additional fields are in the JSON report.

Hazards and site conditions

hazards / status: partial
hazards / outcome: resolved
hazards / evidence: estimated
hazards / by type / alr: not_covered
hazards / by type / contaminated site: not_covered
hazards / by type / flood: in_area
hazards / by type / landslide: not_covered
hazards / by type / liquefaction: not_covered
hazards / by type / other: not_covered
hazards / by type / wildfire: not_covered
site conditions / status: partial
site conditions / outcome: resolved
site conditions / evidence: estimated
site conditions / parts / climate normals: supported
site conditions / parts / design values: supported
site conditions / parts / lead service screening: partial
site conditions / parts / radon: supported
site conditions / parts / seismic: supported
site conditions / parts / wells: partial
environmental facilities / status: partial

environmental facilities / outcome: resolved

environmental facilities / evidence: estimated

environmental facilities / returned: 20

environmental facilities / nearest m: 301.2

Hazards

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-13

Published hazard layers at the point; not a site investigation or a comprehensive risk assessment.

types / flood / items [1] / hazard type: flood

types / flood / items [1] / level: Unknown

types / flood / items [1] / source class: 1:500 Flood

types / flood / items [1] / label: Bow and Elbow River Flood Study

types / flood / items [2] / hazard type: flood

types / flood / items [2] / level: Unknown

types / flood / items [2] / source class: 1:500 Flood

types / flood / items [2] / label: Bow and Elbow River Flood Study

types / flood / items [3] / hazard type: flood

types / flood / items [3] / level: Unknown

types / flood / items [3] / source class: 1:500 Flood

types / flood / items [3] / label: Bow and Elbow River Flood Study

types / flood / items: 1 additional entries in the JSON report

types / flood / status: in_area

types / flood / coverage status: supported

types / flood / regions [1]: CA/AB/mapped flood studies

types / flood / notes [1]: Mapped designation only; absence is not a safety assessment.

types / alr / items: None returned

Additional fields are in the JSON report.

Site conditions

Coverage: partial / resolved | Evidence: estimated | Scope: parcel | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-15

Published environmental site records at or around the point; not environmental clearance.

design values / items: None returned

design values / status: supported

design values / message: Nearest published location with confirmed Gazetteer coordinates; ungeolocated table entries are excluded from this lookup. Confirm design values and the applicable code edition with the authority having jurisdiction. Local terrain and elevation can change loads.

design values / max distance m: 50000

design values / reference / name: Calgary

design values / reference / region: AB

design values / reference / edition: NBC 2020, second printing, March 2025 errata

design values / reference / lat: 51.05

design values / reference / lng: -114.06

design values / reference / distance m: 90.72

design values / reference / measurements / annual precipitation mm: 425

design values / reference / measurements / annual rain mm: 325

design values / reference / measurements / driving rain wind pressure 1 in 5 pa: 220

design values / reference / measurements / elevation m: 1,045

design values / reference / measurements / heating degree days below 18 c: 5,000

design values / reference / measurements / hourly wind pressure 1 in 10 kpa: 0.38

design values / reference / measurements / hourly wind pressure 1 in 50 kpa: 0.48

design values / reference / measurements / january design 1 percent c: -32

Additional fields are in the JSON report.

Warnings: engineering confirmation required

Environmental facilities

Coverage: partial / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-21

Nearby reporting facilities under the environmental query's stated distance; not measured exposure at the address.

items [1] / name: Downtown District 3.3 MW Energy Centre
items [1] / npri id: Unknown
items [1] / naics: 221112
items [1] / region: AB
items [1] / location / lat: 51.04
items [1] / location / lng: -114.05
items [1] / distance m: 301.2
items [1] / latest reporting year: 2023
items [1] / reporting years [1]: 2021
items [1] / reporting years [2]: 2022
items [1] / reporting years [3]: 2023
items [1] / latest year totals [1] / medium: air
items [1] / latest year totals [1] / quantity: 14.51
items [1] / latest year totals [1] / unit: tonnes/year
items [1] / top substances [1] / cas number: Unknown
items [1] / top substances [1] / substance name: 2023NOXTotal
items [1] / top substances [1] / quantity: 9.84
items [1] / top substances [1] / unit: tonnes/year

Additional fields are in the JSON report.

Warnings: reported releases not exposure

Schools

assignments / status: supported
assignments / outcome: resolved
assignments / evidence: estimated
assignments / schools [1] / school: Bowcroft School
assignments / schools [1] / authority: The Calgary School Division
assignments / schools [1] / level: elementary
assignments / schools [1] / program: German Bilingual Program (K-6)
assignments / schools [1] / school year: 2026-2027
assignments / schools [2] / school: Glenmeadows School
assignments / schools [2] / authority: The Calgary School Division
assignments / schools [2] / level: elementary
assignments / schools [2] / program: Spanish Bilingual Program (K-12)
assignments / schools [2] / school year: 2026-2027
assignments / schools [3] / school: Highwood School
assignments / schools [3] / authority: The Calgary School Division
assignments / schools [3] / level: elementary
assignments / schools [3] / program: Chinese (Mandarin) Bilingual Program (K-9)
assignments / schools [3] / school year: 2026-2027

assignments / schools: 28 additional entries in the JSON report

nearby / status: supported

nearby / outcome: resolved

nearby / evidence: estimated

nearby / returned: 10

School catchments

Coverage: supported / resolved | Evidence: estimated | Scope: address | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published boundary lookup for this point; confirm the applicable year and admission with the school board.

[1] / school / name: Bowcroft School

[1] / school / school type: multi_level

[1] / school / authority / name: The Calgary School Division

[1] / school / authority / authority type: Public

[1] / school / authority / external id: AB:3030

[1] / catchment / level: elementary

[1] / catchment / program: German Bilingual Program (K-6)

[1] / catchment / school year: 2026-2027

[1] / catchment / grade start: K

[1] / catchment / grade end: 6

[1] / catchment / verification status: unverified

[1] / match method: official_boundary

[1] / confidence: high

[2] / school / name: Glenmeadows School

[2] / school / school type: multi_level

[2] / school / authority / name: The Calgary School Division

[2] / school / authority / authority type: Public

[2] / school / authority / external id: AB:3030

Additional fields are in the JSON report.

A school assignment does not guarantee admission.

Boundaries apply to their stated year and may change.

Nearby schools

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-11

Up to 10 schools within 2 km; nearby schools are not necessarily designated schools.

items [1] / name: Discovering Choices
items [1] / status: active
items [1] / address / line1: 3610 9th Street SE
items [1] / address / line2: Unknown
items [1] / address / city: Calgary
items [1] / address / region: AB
items [1] / address / postal code: T2G3C5
items [1] / address / country: CA
items [1] / country: CA
items [1] / region: AB
items [1] / city: Calgary
items [1] / school type: secondary
items [1] / education level: secondary
items [1] / authority / name: The Calgary School Division
items [1] / authority / authority type: Public
items [1] / authority / external id: AB:3030
items [1] / location / lat: 51.04
items [1] / location / lng: -114.06

Additional fields are in the JSON report.

Nearby schools are not necessarily designated schools for the address.

Neighbourhood summary

demographics / status: supported
demographics / outcome: resolved
demographics / evidence: estimated
demographics / geo level: dissemination_area
demographics / geo code: 48060638
demographics / population: 973
demographics / dwellings: 320
demographics / area km2: 0.18
crime / status: supported
crime / outcome: resolved
crime / evidence: estimated
crime / geography: Calgary
crime / reference year: 2025
crime / metrics / crime rate: 5,239.2
crime / metrics / crime severity index: 61.66
crime / metrics / non violent crime severity index: 59.45
crime / metrics / violent crime severity index: 68.49
transit / status: supported
transit / outcome: resolved

transit / evidence: estimated

transit / stops: 20

transit / routes: 15

amenities / status: supported

amenities / outcome: resolved

Demographics

Coverage: supported / resolved | Evidence: estimated | Scope: dissemination area | Basis: published | Publisher date: Unknown | Last checked: 2026-10-07

Census statistics for the small area containing the point; they do not describe this property or its occupants.

name: 48060638

geo code: 48060638

geo level: dissemination_area

csd code: 4806063

cma code: Unknown

population: 973

dwellings: 320

area km2: 0.18

demographics / age groups [1] / total: Unknown

demographics / age groups [1] / name: Population percentage change, 2016 to 2021

demographics / age groups [1] / characteristic id: 3

demographics / age groups [1] / men: Unknown

demographics / age groups [1] / women: Unknown

demographics / age groups [1] / rate: Unknown

demographics / age groups [2] / total: 975

demographics / age groups [2] / name: Total - Age groups of the population - 100% data

demographics / age groups [2] / characteristic id: 8

demographics / age groups [2] / men: 660

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Crime statistics

Coverage: supported / resolved | Evidence: estimated | Scope: region | Basis: mixed | Publisher date: Unknown | Last checked: Unknown

Published statistics for the policing area containing the point; not an address-level risk measure.

geography / name: Calgary

geography / geography type: policing_cma

geography / code: 825

geography / boundary label: Calgary policing-based Census metropolitan area; this boundary may not match census or municipal boundaries.

years [1] / reference year: 2025

years [1] / metrics [1] / metric: crime_rate

years [1] / metrics [1] / unit: per_100k

years [1] / metrics [1] / value: 5,239.2

years [1] / metrics [1] / source table: 35-10-0177-01

years [1] / metrics [1] / release label: 2026-07-22T08:30

years [1] / metrics [1] / source as of: 2026-07-22

years [1] / metrics [2] / metric: crime_severity_index

years [1] / metrics [2] / unit: index

years [1] / metrics [2] / value: 61.66

years [1] / metrics [2] / source table: 35-10-0026-01

years [1] / metrics [2] / release label: 2026-07-22T08:30

years [1] / metrics [2] / source as of: 2026-07-22

years [1] / metrics [3] / metric: non_violent_crime_severity_index

Additional fields are in the JSON report.

Area statistics do not describe an individual address or person.

Transit

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: 2026-10-14

Published transit stops within 1 km and their scheduled weekday trips; schedules change.

items [1] / name: EB 9 AV SE @ Macleod TR

items [1] / stop code: 7585

items [1] / location / lat: 51.04

items [1] / location / lng: -114.06

items [1] / wheelchair boarding: Unknown

items [1] / location type: 0

items [1] / distance / km: 0.09

items [1] / distance / method: straight_line

items [1] / routes [1] / short name: 117

items [1] / routes [1] / long name: McKenzie Towne Express

items [1] / routes [1] / route type: 3

items [1] / routes [1] / weekday trip count: 3

items [1] / routes [2] / short name: 131

items [1] / routes [2] / long name: East Bow Express

items [1] / routes [2] / route type: 3

items [1] / routes [2] / weekday trip count: 4

items [1] / routes [3] / short name: 151

items [1] / routes [3] / long name: New Brighton Express

Additional fields are in the JSON report.

Nearby places

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-21 | Last checked: Unknown

Published places within 1 km; listings may be incomplete or out of date.

items [1] / name: Calgary Transit stop 7585
items [1] / category: transit
items [1] / region: AB
items [1] / location / lat: 51.04
items [1] / location / lng: -114.06
items [1] / distance / km: 0.09
items [1] / distance / method: straight_line
items [2] / name: Calgary Transit stop 9802
items [2] / category: transit
items [2] / region: AB
items [2] / location / lat: 51.04
items [2] / location / lng: -114.06
items [2] / distance / km: 0.09
items [2] / distance / method: straight_line
items [3] / name: OLYMPIC PLAZA
items [3] / category: park
items [3] / region: AB
items [3] / location / lat: 51.05

Additional fields are in the JSON report.

Parks

Coverage: supported / resolved | Evidence: estimated | Scope: radius | Basis: derived | Publisher date: 2026-10-08 | Last checked: 2026-10-25

Published parks near the point; distance is straight-line, not walking distance.

items [1] / name: OLYMPIC PLAZA
items [1] / park type: regional
items [1] / source park type: REGIONAL PARK
items [1] / area m2: 13,124.13
items [1] / amenities: None returned
items [1] / distance / km: 0.05
items [1] / distance / method: straight_line
items [2] / name: PAGET PARK
items [2] / park type: local
items [2] / source park type: SUBNEIGHBOURHOOD PARK
items [2] / area m2: 714.35
items [2] / amenities: None returned
items [2] / distance / km: 0.18
items [2] / distance / method: straight_line
items [3] / name: HARMONY PARK
items [3] / park type: local
items [3] / source park type: SUBNEIGHBOURHOOD PARK
items [3] / area m2: 8,089.94

Additional fields are in the JSON report.

Traffic collisions

Coverage: unsupported / no match | Evidence: unavailable | Scope: radius | Basis: derived | Publisher date: Unknown | Last checked: Unknown

Published collision aggregates within 250 m; reported events do not establish risk at this property.

Published collisions by severity and period within the search radius. Publisher scopes and years differ; counts are not a complete safety assessment. Unlocated rows are excluded. Injury without a published grade remains unknown. Overlapping Toronto KSI years use the general collision source.

No data is available for this section; no conclusion can be drawn.

No matching record does not prove that none exists.

The JSON report contains every returned record with its coverage, quality, evidence and lineage. This PDF shows excerpts.