CALGARY ROOF REPAIRS

Costs & Pricing

What roof replacements, repairs, metal, flat and cedar roofs cost in Calgary, cost per square, and what moves the price

12 Expert Answers from Roof IQ

calgaryroofrepairs.com/construction-brain

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Q1

Price gap between 3-tab and architectural shingles on a Calgary house?

Architectural shingles have largely taken over the Calgary market, and the price gap with 3-tab is narrower than most homeowners expect. For a typical Calgary detached house, 3-tab shingles run roughly $8,000 to $16,000 installed, while architectural (laminated) shingles come in at about $10,000 to $24,000. That works out to a difference of roughly $1.50 to $2.50 per square foot of roof, or somewhere between $2,000 and $6,000 on a mid-sized house, depending on the scope.

What actually drives that gap

Labour is the bigger share of any roofing bill, so the material difference between the two shingle types narrows considerably once tear-off, disposal, underlayment, eave protection and flashing are priced in. Those costs are the same regardless of which shingle goes on top. The gap widens on larger or steeper roofs because you need more material, and it shrinks on a small bungalow where the fixed costs dominate.

A few Calgary-specific reasons most roofers now steer clients toward architectural shingles are worth knowing. Architectural shingles are thicker, heavier and have a dimensional profile that sheds hail impact better than the flat, single-layer 3-tab. Calgary sits in what the City of Calgary calls "hail alley," the part of Canada that sees the most hail. The August 2024 storm alone generated roughly $2.8 to $3 billion in insured losses, according to the Insurance Bureau of Canada. On a roof that will almost certainly see hail again, the extra thickness of an architectural shingle is a practical consideration, not just an aesthetic one.

If hail resistance is the priority, the next step up is a Class 4 impact-resistant shingle, which runs about 10 to 20% more than standard architectural and typically lands between $13,000 and $25,000 for a typical house. The City of Calgary notes that Class 4 materials reduce the chance of hail damage roughly 15 times over standard shingles. The Insurance Bureau of Canada says a majority of insurers offer discounts of up to 50% on home insurance premiums for hail-resistant materials, so it is worth calling your insurer before you choose a shingle grade.

3-tab shingles are now rarely quoted by Calgary roofers, partly because the price gap is small enough that the upgrade pencils out easily, and partly because some insurers treat older 3-tab roofs less favourably at renewal. Ask your insurer directly what they cover and at what rate before settling on a product.

On the permit side, replacing asphalt shingles with asphalt shingles is a like-for-like re-roof under Alberta's Permit Regulation, so no City of Calgary building permit is required as long as there is no structural change and no switch to a different material type.

A fair quote for either product should spell out the tear-off and disposal cost, a per-sheet price for any decking that needs replacing beyond an included allowance, the underlayment and eave protection spec (the National Building

Code requires eave protection extending at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall on Calgary homes), all flashings and vent boots, the exact shingle product and warranty, and a payment schedule that keeps a holdback until the work passes inspection. Before signing, confirm the contractor holds an Alberta prepaid contracting licence through Service Alberta and request a current WCB-Alberta clearance letter.

Price both shingle lines on the same quote and the difference stops being abstract; our request form reaches local roofers who will do exactly that.

Q2

Does a steep Calgary roof really cost more to replace?

Yes, and the difference is meaningful. A standard architectural shingle replacement on a typical Calgary house runs about $5 to $8.50 per square foot, but a steep roof can push that toward the top of the range or beyond it, sometimes adding $1 to $2 per square foot or more depending on how sharp the pitch is.

Why Pitch Drives the Price

Steeper slopes slow everything down. Roofers spend more time setting up and moving fall protection equipment, which Alberta's OHS Code requires whenever workers are at risk of falling 3 metres or more. Shingles and bundles cannot be slid up a steep surface, so more labour goes into staging and carrying materials. Productivity per crew per day drops, and that cost lands in the quote.

The pitch is measured as rise over run. A 4-in-12 slope (four inches of rise for every twelve of horizontal run) is considered walkable and is priced at the low end. Anything above 7-in-12 is generally called steep-slope, and above 9-in-12 or 10-in-12 many roofers charge a premium of 15 to 30 percent over their base rate. A very steep or multi-faceted roof with dormers, valleys and hips can add several thousand dollars to a whole-roof project.

There is a silver lining specific to Calgary. The City of Calgary notes that hip roofs and steeper slopes resist hail damage better than low-pitched gable roofs, because hailstones strike at a more glancing angle rather than straight down. Calgary sits in what the City calls "hail alley," the most hail-prone region in Canada, so a steeper roof can mean fewer repairs over its life and may factor into how your insurer prices the policy.

Other factors that move the price on a steep roof include:

- Number of existing layers to tear off (about $1 to $4 per square foot per layer)

- Decking condition found once the old shingles are off (sheathing replacement runs roughly $65 to $130 per sheet beyond any included allowance)
- Roof height, since a two-storey or three-storey steep roof requires more elaborate fall protection and longer material lifts
- Number of valleys, hips, dormers and penetrations, each of which needs careful flashing work

For a like-for-like asphalt shingle replacement in Calgary, no building permit is needed under the Alberta Permit Regulation. If you are switching to a different material type, confirm with the City of Calgary before signing anything. A fair quote for a steep roof should spell out the pitch surcharge explicitly, not bury it in a lump sum. Ask for the base rate per square foot, the steep-slope premium, the tear-off cost per layer, the decking allowance and the per-sheet price beyond it, the underlayment and eave protection spec, and the exact shingle product with its warranty. Payment terms, start and completion dates, and a holdback until the work passes your inspection should all be in writing.

If hail is a concern, and in Calgary it always is, ask about Class 4 impact-resistant shingles. They cost roughly 10 to 20 percent more than standard architectural shingles, but the Insurance Bureau of Canada notes that a majority of insurers offer discounts of up to 50 percent on home insurance premiums for hail-resistant materials. Check with your own insurer what discount applies before you choose a product.

A steep roof is where a vague quote hurts most, so send the details through our form and ask each roofer to itemize the staging and safety costs.

Q3

How much extra do Class 4 shingles add to a Calgary roof?

Class 4 impact-resistant shingles typically add 10 to 20% to the cost of a standard architectural shingle roof in Calgary, which puts a typical house in the $13,000 to $25,000 range compared to roughly $10,000 to $24,000 for standard architectural shingles. On a larger or steeper roof, that premium can push the total higher.

What drives the extra cost

The shingles themselves cost more to manufacture, and some installers charge a modest labour premium because the heavier product takes more effort to handle and cut. Beyond the shingle price, the rest of the job costs the same: tear-off of the old roof (add roughly $1 to $4 per square foot if there is a second layer), any damaged decking that needs replacing (about $65 to $130 per 4x8 sheet), new eave protection, underlayment, flashings and vent boots. Those line items are the same whether you choose standard or Class 4, so the percentage premium shrinks

as the overall scope grows.

The City of Calgary says Class 4 materials reduce the chance of hail damage roughly 15 times and save about $3 for every $1 of added cost over the roof's life. That figure matters here because Calgary sits in what the City itself calls "hail alley," the part of Canada that sees the most hail. The August 2024 storm alone generated an estimated $2.8 to $3 billion in insured losses, according to the Insurance Bureau of Canada. Class 4 shingles are not hail-proof, but they hold up far better than standard products when hail hits.

The insurance angle is worth a phone call before you sign anything. The IBC says a majority of insurers offer home insurance savings of up to 50% when hail-resistant materials are installed. Your own insurer sets the actual discount, so ask them directly what they will give you for a Class 4 roof meeting UL 2218 or FM 4473. On many Calgary policies, the annual premium reduction pays back the upgrade cost within a few years, which aligns with the City's estimate.

On permits: replacing asphalt shingles with Class 4 asphalt shingles is a like-for-like re-roof. Under Alberta's Permit Regulation, that kind of replacement done for maintenance or appearance, with no structural change, does not require a City of Calgary building permit. If you were switching to a fundamentally different material, the permit question would need to go to the City directly before work starts.

What a fair quote should spell out: the exact product name and its UL 2218 or FM 4473 rating, the per-square-foot price for the shingles versus standard, the tear-off and disposal cost, a decking allowance with a per-sheet price for anything beyond it, eave protection (ice-and-water shield running at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall), new flashings and vent boots, and a payment schedule that keeps a holdback until the work passes your inspection. Ask the roofer to confirm the Class 4 rating in writing so you have documentation for your insurer.

One thing to avoid: choosing the cheaper standard shingle to save a few thousand dollars upfront on a roof that will face Calgary hail seasons, without first checking what your insurer will charge you for the difference. The numbers often favour the upgrade.

Before you decide, get one quote with Class 4 and one without, then set the difference against your insurer's discount.

Q4

Architectural shingles in Calgary, what's the price per roofing square?

Architectural shingles in Calgary run roughly **$500 to $850 per roofing square** (one square = 100 square feet of roof) for a full tear-off and replacement, based on typical 2025-2026 contractor pricing here. A typical Calgary house usually lands between $10,000 and $24,000 all in, depending on how many squares the roof covers.

What moves the price per square

Pitch and height matter most. A steep roof (above a 6-in-12 slope) costs more to work safely and takes longer to shingle; some roofers add a pitch surcharge starting around 7-in-12. A two-storey or three-storey house adds to that.

Layer count is the next big variable. If there is already one layer of shingles on the deck, tear-off adds roughly $1 to $4 per square foot, which is $100 to $400 per square. Most Calgary roofers recommend a full tear-off rather than an overlay because overlaying hides deck rot and shortens the life of the new roof.

Decking condition can surprise you. Roofers typically include an allowance of a few sheets in the base price, then charge about $65 to $130 per 4-by-8 sheet of OSB or plywood beyond that. If the deck has moisture damage from years of ice dams or a slow leak, that number adds up quickly.

Flashings, vents and eave protection are often where quotes diverge. The National Building Code requires eave protection (ice-and-water shield) extending at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall on every shingle roof in Calgary. A quote that skips this or reuses old step flashings and vent boots is cutting corners that will cost you later, especially given Calgary's roughly 128 freeze-thaw cycles a year.

The product grade within the architectural category also shifts the number. A heavier, longer-warranted laminate shingle costs more per bundle than a builder-grade architectural, and some lines carry a Class 4 impact-resistant rating, which typically adds 10 to 20% over standard architectural pricing. Given that Calgary sits in what the City describes as Canada's "hail alley," it is worth asking your insurer whether a Class 4 upgrade earns a premium discount before you choose a shingle, since the Insurance Bureau of Canada notes that a majority of insurers offer savings of up to 50% for hail-resistant materials.

What a solid quote should spell out: the number of squares, the tear-off and disposal cost, the decking allowance and per-sheet price beyond it, the specific shingle product and its warranty, the underlayment and eave protection spec, all flashings and vent boots, start and completion dates, a payment schedule, and the contractor's warranty on labour. Under Alberta's Consumer Protection Act, any contract where a deposit is taken before the work is finished must be in writing with a detailed description of the work and materials, itemized prices, the dates

and your cancellation rights. Check that the roofer holds a valid Alberta prepaid contracting licence (searchable on Service Alberta's website) and request a WCB-Alberta clearance letter before anyone gets on the roof.

For a like-for-like asphalt shingle replacement in Calgary, no building permit is needed under the Alberta Permit Regulation. The City of Calgary confirms that replacing roofing materials does not require a permit when the material type stays the same and there is no structural work.

Once you have the square count from two or three roofers, the per-square price will tell you quickly which quote is out of line.

Q5

Why do Calgary roof quotes vary by thousands for the same house?

Price swings of $5,000 to $10,000 between quotes on the same Calgary house are completely normal, and they almost always trace back to differences in what each contractor is actually planning to do, not just what they're charging per shingle.

What's actually driving the gap

Tear-off and disposal is the first place quotes diverge. One contractor may plan to strip both layers of old shingles and haul everything away; another may propose an overlay, laying new shingles on top of the old ones to save a day's labour. Tear-off adds roughly $1 to $4 per square foot, but it also lets the roofer inspect the decking underneath. An overlay hides rot, soft spots and failing sheathing, and it shortens the life of the new roof.

Decking allowance is the second big variable. A quote that includes no allowance for sheathing replacement looks cheaper on paper. A quote that includes, say, 10 sheets of OSB at $65 to $130 per sheet, with a clear per-sheet price for anything beyond that, is more honest about what the job may actually cost once the old shingles come off.

Product choice moves the number significantly. Standard architectural shingles run about $5 to $8.50 per square foot installed; Class 4 impact-resistant shingles, which the City of Calgary says reduce hail damage risk substantially and can cut insurance premiums by up to 50% according to the Insurance Bureau of Canada, run roughly 10 to 20% more. On a typical Calgary house that gap alone can be $2,000 to $4,000.

Eave protection and underlayment are often missing from low quotes. The code's eave-protection minimum is only the start; a proper quote spells out what goes down across the whole roof, not just at the eaves.

Flashings and vent boots are another hidden split. Reusing old flashings around chimneys, skylights and plumbing vents is a common shortcut; replacing them adds cost but prevents the leaks that show up two winters

later.

Overhead and warranty round out the gap. A contractor carrying WCB-Alberta coverage, a prepaid contracting licence and proper liability insurance has real costs built into the price. One who doesn't carry those things can quote lower, and you carry the risk. The WCB-Alberta clearance letter is free to request online; if the contractor has no coverage and a worker is hurt on your roof, you could be responsible for outstanding WCB premiums.

How to compare quotes fairly

Line them up scope by scope, not total by total. Each written quote should state the product name and grade, the number of layers being removed, the decking allowance and per-sheet overage price, the type of underlayment and eave protection, whether flashings and vent boots are new or reused, the start and completion dates, the payment schedule, and the warranty terms. Under Alberta's Consumer Protection Act, any contract where a deposit is taken before work is complete must be in writing with a detailed description of the work and materials, itemized prices, the dates and your cancellation rights.

A quote missing half of those items isn't a bargain; it's an incomplete scope that will grow once the roofer is on your roof and finds what's underneath.

If you've had hail damage, get the insurer's adjuster scope before signing anything, and treat any door-to-door offer the morning after a storm with real caution.

If you want more quotes to compare against the ones you have, our form sends your job to local roofers.

Q6

Is $18,000 a fair price for a new roof in Tuscany, Calgary?

For a typical detached house in Tuscany, $18,000 sits in the reasonable range for a standard architectural shingle replacement, though whether it's fair depends heavily on what's included in the scope. Calgary figures for 2025-2026 run roughly $10,000 to $24,000 for a full tear-off and re-shingle with architectural shingles, so $18,000 alone tells you very little without reading the quote line by line.

What moves the price on a Tuscany roof

The house itself sets the price more than the neighbourhood does. Key variables include:

- **Roof size in squares** (one square equals 100 square feet of roof surface). A 25-square roof and a 40-square roof are very different jobs, even on houses with similar floor plans.

- Pitch and height: steeper slopes and taller walls require more fall-protection equipment and slow the crew down.
- Number of layers to remove: tearing off a second layer of old shingles adds roughly $1 to $4 per square foot before the new roof even starts.
- Decking condition: if sheathing panels need replacing, expect about $65 to $130 per sheet beyond whatever allowance the quote includes.
- Product choice: Class 4 impact-resistant shingles cost roughly 10 to 20% more than standard architectural shingles, putting a typical Tuscany house closer to $13,000 to $25,000. Given that Calgary sits in what the City describes as "hail alley," the upgrade is worth pricing out, especially since the Insurance Bureau of Canada notes that a majority of insurers offer discounts of up to 50% on home insurance premiums for hail-resistant materials.

A written quote that doesn't list the roof size in squares, the shingle product by name, the decking allowance, and the eave protection spec is incomplete. Under the National Building Code, eave protection (ice-and-water shield) must extend at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall, and Calgary's freeze-thaw cycle makes this non-negotiable.
A fair quote also covers: full tear-off and disposal of old materials, replacement of all flashings and vent boots (reusing old ones on a new roof is a common shortcut), ridge ventilation, and a clear payment schedule. Alberta's Consumer Protection Act requires any roofing contract signed at your home, or involving a deposit before completion, to be in writing with start and completion dates, itemised pricing, and a statement of your 10-day cancellation right.

On permits: the City of Calgary does not require a permit for like-for-like re-roofing (asphalt to asphalt, same material type, no structural work). If you're switching to a different material type, confirm with the City before signing.

Before you commit, check two things: the contractor's Alberta prepaid contracting licence through Service Alberta's online lookup, and a current WCB-Alberta clearance letter confirming their account is in good standing. WCB-Alberta notes that hiring a contractor without coverage could leave you responsible for outstanding premiums.

Get at least two or three written quotes and compare them scope by scope, not just by the bottom line. If $18,000 is your only number so far, a second and third quote on the same scope will tell you more than any average can.

Q7

Reshingling a Calgary bungalow, what budget should I plan for?

For a typical Calgary bungalow, budget roughly **$10,000 to $20,000** for a full tear-off and reshingle with architectural asphalt shingles. If you upgrade to Class 4 impact-resistant shingles, add about 10 to 20 percent, putting the range closer to $13,000 to $24,000. Those are 2025-2026 figures based on the Calgary market.

What moves the number for a bungalow

Bungalows are generally one of the more straightforward jobs: lower pitch, easier access, no second-storey staging. That keeps labour costs toward the lower end of the range. What pushes the price up:

Roof size. Contractors price by the roofing square (100 square feet of roof surface). A compact bungalow has far fewer squares than a sprawling one with an attached garage, so ask each roofer for the square count. Get the quote in price per square, not just a lump sum, so you can compare properly.

Number of layers. If there is already one layer of shingles on the deck, tear-off adds roughly $1 to $4 per square foot. Overlaying a second layer of shingles saves money upfront but hides deck problems and shortens the new roof's life, so most reputable roofers will recommend a full tear-off.

Deck condition. Ask what the quote includes for decking replacement. A fair quote names a per-sheet price (typically $65 to $130 per 4 by 8 sheet) and a small included allowance, with extras billed at that rate once the old shingles are off and the deck is inspected.

Eave protection and ventilation. The National Building Code (2023 Alberta Edition) requires eave protection extending at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall on shingle roofs in Calgary's climate zone. Ice-and-water shield is the standard product used here. Replacing vent boots and flashings at the same time adds cost but avoids a leak six months later from a reused rubber boot that cracks in a chinook freeze-thaw cycle.

Product choice. Architectural shingles run about $5 to $8.50 per square foot installed. Class 4 shingles cost more upfront, but the City of Calgary notes they reduce hail damage risk significantly, and the Insurance Bureau of Canada says a majority of insurers offer discounts of up to 50% on home insurance premiums for hail-resistant materials. Ask your insurer what discount applies before you choose the shingle.

Permit. Replacing asphalt shingles with asphalt shingles on a bungalow is a like-for-like re-roof with no structural change, so no City of Calgary building permit is required under the Alberta Permit Regulation. If you were switching to a different material type, confirm with the City before signing anything.

What a solid quote should spell out: scope of tear-off and disposal, the decking allowance and per-sheet overage rate, the specific shingle product and its warranty, eave protection and underlayment, all flashings and vent boots, start and completion dates, a payment schedule that does not front-load cash before work begins, and the contractor's prepaid contracting licence number. Under Alberta's Consumer Protection Act, any contract signed at your home or involving a deposit before completion must be in writing with a detailed description of the work and materials, itemized prices, the dates and your cancellation rights.

Before you sign, pull a WCB-Alberta clearance letter for the contractor (free, requested online) and verify their prepaid contracting licence through Service Alberta's online lookup. Keep a written holdback until the work passes your inspection.

When you are ready for real numbers on your bungalow, local roofers can quote it through our free request form.

Q8

How much does a new roof cost in Calgary right now?

For a typical detached Calgary home getting a full tear-off and replacement with architectural asphalt shingles, budget roughly **$10,000 to $24,000**, or about $5 to $8.50 per square foot of roof area. That range covers the most common scenario: one layer removed, standard decking in reasonable shape, and a mid-grade architectural shingle.

What moves the price

Roof size is the biggest driver, measured in squares (one square equals 100 square feet of roof), so ask each roofer for the square count in the quote. A complex hip-and-valley roof has more square footage and more cutting than a simple gable on the same house. Pitch and height matter too: steeper slopes and taller houses slow the crew down and require more fall-protection equipment, which adds to labour costs.

A few other factors that shift the number significantly:

- Extra layers to remove add roughly $1 to $4 per square foot before the new shingles even go on
- Damaged decking (sheathing) is usually quoted at about $65 to $130 per 4x8 sheet beyond an included allowance; a roofer can't know the full extent until the old shingles are off
- Flashings, vent boots and valley metal: reusing old ones on a new roof is a common shortcut that leads to early leaks; replacing them adds cost but is worth it

- Eave protection (ice-and-water shield) is required by the National Building Code, extending at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall; the City of Calgary recommends ice-and-water shield over the whole roof when you replace it

If you're weighing a Class 4 impact-resistant shingle, expect to pay roughly 10 to 20% more, putting a typical house in the $13,000 to $25,000 range. Given that Calgary sits in what the City describes as "hail alley," that premium is worth a conversation with your insurer before you choose a product. The Insurance Bureau of Canada notes that a majority of insurers offer discounts of up to 50% on home insurance premiums for hail-resistant materials; what your policy actually saves you is a question for your broker.
For comparison, metal runs $11 to $20 per square foot installed and cedar shake $10 to $18.

On permits: a straight like-for-like replacement (asphalt for asphalt) needs no City of Calgary building permit under Alberta's Permit Regulation. If you're switching material types, ask the City before signing anything, and make sure the contract states who is responsible for pulling any required permit.

What a solid quote should include.

Ask each roofer to spell out: the number of layers being removed and disposal, a decking allowance with a per-sheet price for anything beyond it, the specific product and its warranty, eave protection and underlayment, all flashings and vent boots, start and completion dates, and a payment schedule that holds back a portion until the work passes your inspection. Under Alberta's Consumer Protection Act, a contract involving a deposit or payment before completion must be in writing with a detailed description of the work and materials, itemized prices, the dates and your cancellation rights.

Before you sign, check that the contractor holds an Alberta prepaid contracting licence (searchable on Service Alberta's website) and request a WCB-Alberta clearance letter confirming their account is in good standing.

Reach out to Calgary Roof Repairs and we'll connect you with local roofers who can provide written quotes for your specific home.

Q9

Roofer quoted $24k for a two-storey in Cranston, is that high?

For a two-storey Calgary home, $24,000 sits at the high end of the typical range but is not automatically out of line. Architectural shingle replacements on a standard detached house run roughly $10,000 to $24,000 in 2025-2026, and a two-storey adds real cost because height increases the safety requirements, staging and labour time.

What pushes a two-storey quote toward the top of the range

Roof size matters most. A two-storey in Cranston often has a smaller footprint than a bungalow of the same square footage, so the actual roof area can be modest, but steeper pitches and more complex hip-and-valley geometry add labour. Ask the roofer how many squares (100 sq ft each) the quote covers; a fair price per square foot of roof surface is roughly $5 to $8.50 for standard architectural shingles. If the quote works out to more than $8.50 per square foot of roof area, ask what is driving it.

Other factors that legitimately raise the number: a second layer of old shingles to tear off (add roughly $1 to $4 per square foot), damaged decking beyond the included allowance (roughly $2 to $4 per square foot), new flashings at every wall, chimney and skylight, new vent boots, and the product itself. If the roofer quoted Class 4 impact-resistant shingles, expect 10 to 20% more than standard architectural, which could push a larger roof to $24,000 or beyond. Given that Calgary sits in what the City of Calgary calls "hail alley," Class 4 is worth asking about even if it was not in the original quote, because many insurers offer discounts of up to 50% on premiums according to the Insurance Bureau of Canada.

The number to focus on is not the total but the scope. A written quote should spell out: the number of squares, the specific shingle product and its warranty, full tear-off and disposal, the decking allowance and the per-sheet price for anything beyond it, new eave protection (ice-and-water shield) running at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall, new flashings and vent boots, start and completion dates, and the payment schedule. If any of those items are missing or vague, the quotes you are comparing are not actually comparable.

On permits: like-for-like re-roofing (asphalt to asphalt) with no structural work needs no permit from the City of Calgary under Alberta's Permit Regulation. If the roofer is switching you to a different material type, ask the City of Calgary directly whether a permit is required before signing.

Before you commit, check two things regardless of price: confirm the roofer holds an Alberta prepaid contracting licence through Service Alberta's online lookup (any contractor taking a deposit before the work is done must have one), and request a WCB-Alberta clearance letter showing their account is in good standing. WCB-Alberta notes that hiring a contractor without coverage could leave you responsible for outstanding premiums.

Get at least two more written quotes with the same scope, then compare line by line rather than total to total. Two more quotes on the same scope will show you whether $24,000 is the market or an outlier.

Q10

Is a permit fee part of the price of a Calgary re-roof?

For most Calgary re-roofs, there is no permit fee at all, because no permit is required. Alberta's Permit Regulation exempts re-roofing when the new material is of a similar type, the work is for appearance or maintenance, and there is no structural change. Replacing asphalt shingles with asphalt shingles is the clearest example: no permit, no fee, nothing to add to the quote.

When a permit fee does enter the picture

The City of Calgary requires a building permit when you change to a different type of roofing material, such as switching to clay tile, or when there is structural work involved. In those cases, a residential alteration permit runs about $206 based on the 2026 City of Calgary fee schedule (that figure includes a $112 processing fee, an $86 base fee, and a $7.92 Safety Codes Council levy). That amount is modest relative to the cost of the roof itself, but it should appear as a separate line in any quote rather than being buried in the total.

One situation that remains unconfirmed is switching from asphalt shingles to metal roofing. The provincial exemption covers re-roofing with a similar type of material, so whether metal counts as similar or different is worth confirming directly with the City of Calgary before you sign anything. Ask the roofer to state in the contract who is responsible for obtaining any permit that turns out to be required.

What to watch for in the quote itself: a well-written Calgary roofing contract should spell out the scope of work, the product being installed, tear-off and disposal, decking allowance and the per-sheet price beyond that allowance, underlayment and eave protection, flashings and vent boots, start and completion dates, the payment schedule, and both the contractor's warranty and the manufacturer's warranty. If a permit is needed, the contract should name who arranges it and who pays the fee. GST at 5% applies to the labour and materials; confirm with the City or your adjuster how permit fees are treated if an insurance claim is involved.

One other point worth knowing: any contractor who takes a deposit before the work is finished must hold an Alberta prepaid contracting licence, which you can verify through Service Alberta's online lookup. A WCB-Alberta clearance letter confirms the crew has workers' compensation coverage in good standing. Neither check costs you anything, and both protect you if something goes wrong.

For a like-for-like shingle replacement on a typical Calgary house, the roofing work itself runs roughly $10,000 to $24,000 for architectural shingles, with Class 4 impact-resistant shingles adding about 10 to 20% to that range. The permit question, in that scenario, simply does not arise.

Q11

Metal roof on a 1,800 sq ft Calgary house, what's the price range?

Metal roofing on a typical Calgary house runs about $11 to $20 per square foot installed, which puts a 1,800 sq ft home somewhere in the $20,000 to $50,000 range depending on the product and the specifics of your roof. That spread is wide for a reason, and the variables below will tell you quickly where your job is likely to land.

What moves the price on a metal roof

The roofing area is not the same as your floor plan. A 1,800 sq ft footprint with a steep or complex hip roof can have 2,200 to 2,600 sq ft of actual roof surface once pitch and overhangs are measured, so get quotes in "squares" (one square equals 100 sq ft of roof) and confirm the contractor has measured the actual slope, not the floor plan.

Product choice is the biggest single driver. Stone-coated steel panels sit toward the lower end of the range; standing seam steel or aluminum panels push toward the top. Aluminum costs more than steel but weighs less and never rusts, which matters on a Calgary roof that sees freeze-thaw cycles and road-salt air from nearby streets. Concealed-fastener standing seam is the premium option and the one most roofers recommend for longevity.

Tear-off adds cost. Removing an existing asphalt shingle layer runs roughly $1 to $4 per square foot, and if the decking underneath has rot or hail damage, sheathing replacement adds about $2 to $4 per square foot beyond whatever allowance the contractor includes. Ask every bidder what their decking allowance is and what they charge per sheet beyond it.

Under the National Building Code, eave protection (ice-and-water shield) must run at least 900 mm up the slope and to a line at least 300 mm inside the inner face of the exterior wall. Calgary's freeze-thaw cycle, roughly 128 cycles a year on average, makes this non-negotiable. Confirm it is in the scope.

On permits: whether a switch from asphalt shingles to metal counts as a similar type of roofing is not spelled out anywhere official. The Alberta Permit Regulation's re-roofing exemption applies to re-roofing with a similar type of material, so whether a permit is required for this change is something you should confirm directly with the City of Calgary's Development Services before signing anything. Make sure the contract states clearly who is responsible for obtaining any permit that turns out to be needed.

If your house was built before 1990, have the existing roofing tested for asbestos before tear-off begins. Alberta OHS requires trained workers and approved disposal for any asbestos-containing material.

A fair written quote for a metal roof should spell out: the exact product (manufacturer, profile, gauge or thickness), the number of layers being removed, the decking allowance and per-sheet price beyond it, the underlayment and eave protection spec, all flashing and penetration work, start and completion dates, a payment schedule that holds

back a portion until the job passes inspection, and the manufacturer and workmanship warranty terms. Under Alberta's Consumer Protection Act, a contract signed at your home or with a deposit must be in writing, and you have 10 days to cancel.

One more Calgary-specific point: metal roofing costs more upfront, but Class 4 impact-resistant metal panels handle hail far better than standard shingles. Ask your insurer before you buy whether a Class 4-rated metal roof qualifies for a premium reduction, because the savings over time can meaningfully offset the higher installation cost.

Get two metal quotes that name the product, gauge and profile, and one shingle quote for comparison.

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Is GST added to the price of roofing work in Alberta?

Yes, GST at 5% applies to roofing work in Alberta. It should appear as a separate line item on any written quote or invoice, not buried in the total.

Alberta has no provincial sales tax, so GST is the only tax you will see on a roofing contract. On a typical Calgary asphalt shingle replacement running $10,000 to $24,000, that adds $500 to $1,200 to the final bill. On a smaller repair in the $300 to $1,000 range, the GST is $15 to $50.

A few practical points worth knowing before you sign anything:

- A legitimate written contract must show the total price and payment terms including taxes. If a quote gives you a lump sum with no tax line, ask the contractor to break it out before you agree to anything.
- If a contractor is doing enough business to be GST-registered (which any active roofing company should be), they are required to collect and remit it. A contractor who tells you they can skip the GST to give you a better deal is a warning sign, not a bargain.
- If your roof replacement is part of an approved insurance claim, the insurer typically covers GST on the approved scope of work, but confirm that with your adjuster in writing. Depreciation holdbacks and how GST is handled on them vary by policy.

The price ranges quoted on this site, roughly $5 to $8.50 per square foot for a standard architectural shingle tear-off and replacement, are before GST. Factor in that 5% when you are comparing quotes or budgeting for a claim.

Disclaimer: This guide is provided for informational purposes only by Calgary Roof Repairs. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority (the City of Calgary or your own

municipality) before starting any roofing project. Information is current as of November 1, 2026 and may change. Visit **calgaryroofrepairs.com** for the latest answers.