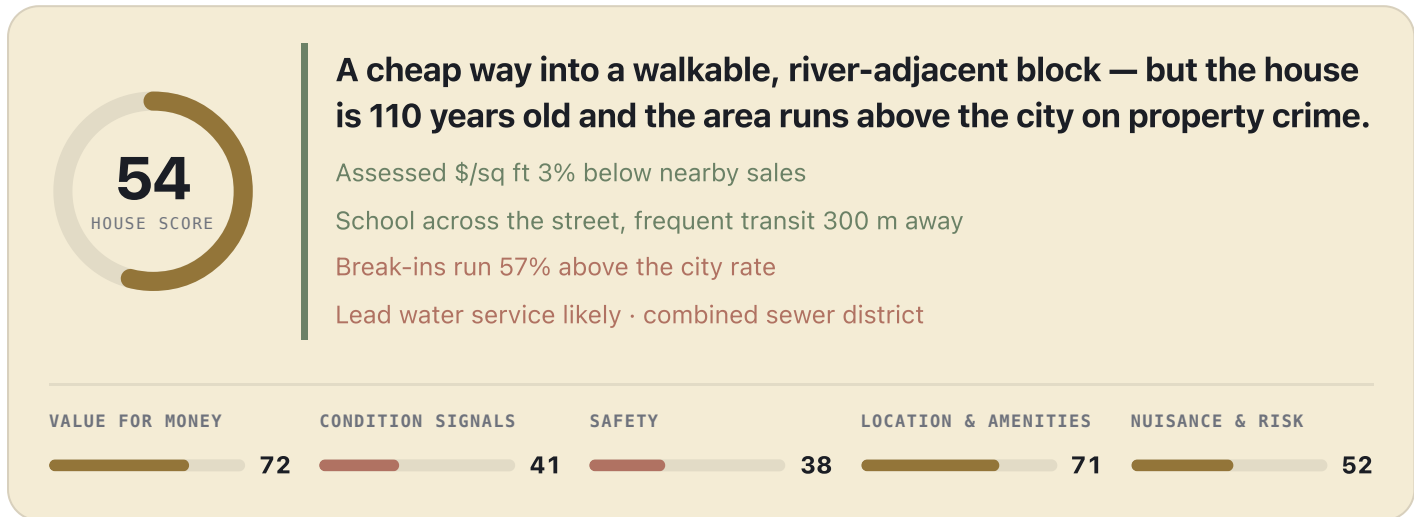


CIVIC ADDRESS DOSSIER · WINNIPEG, MB

418 Chalmers Avenue

Glenelm · Elmwood–East Kildonan ward · R2L 0X4 · Report generated 12 Aug 2026



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This is a sample. The address is fictional and every figure is illustrative, written to show the shape of a Krokva report on an older, mixed inner-city block. A real report is assembled live from the City of Winnipeg's open data, Statistics Canada and provincial sources — each card names its dataset and date.

ASSESSED VALUE

\$228,000

+9.1% vs 2024 roll

EST. PROPERTY TAX

\$3,050

2026, municipal + school

PRICE PER SQ FT

\$239

−3% vs 4 comparables

OPEN FLAGS

3

Within 500 m — none on this parcel

WHAT MATTERS HERE

Break-ins run at 14.8 per 1,000 homes — 57% above the city rate; garages off the back lane are the target.

Safety

Built 1916: the water service is likely lead and the block sits on a combined sewer (renewal 2029).

Daily life

Elementary school 180 m across the street; frequent Henderson bus 300 m; downtown in 18 minutes.

Schools

Assessed \$/sq ft sits 3% below four recent sales — the entry price is the good news here.

Value

Two vacant-building orders and one open bylaw investigation within 500 m — one is four doors down.

Flags

2026 reassessment jumped 9.1% — the appeal window is open until late June.

Value

SITE & SURROUNDINGS

Where it sits

Stylized plan, straight-line distances — the online report carries a full interactive map

RED RIVER · 600 m

GROCERY · 200 m

VACANT ORDER · 140 m

418 Chalmers

HENDERSON HWY

HENDERSON BUS · 300 m

ELEMENTARY (K-6) · 180 m

COMMUNITY CENTRE · 400 m

VACANT ORDER · 330 m

GLENELM PARK · 350 m

MARTIN AVE

CHALMERS AVE

UNION AVE

CN main line · 400 m · ~14 trains/day

200 m

N

01 · WHAT'S IT WORTH?

ASSESSMENT

+9.1% jump

\$228,000

2026 assessed value · single-family detached

Land

\$45,000

Building

\$183,000

Assessment class

Residential 1

Est. 2026 tax

\$3,050

ASSESSMENT HISTORY · +22% SINCE 2020

\$187k

\$196k

\$209k

\$228k

2020

2022

2024

2026

The 2026 step is the largest on record for this parcel. The appeal window is open until late June — comparables below are the evidence you would bring.

WHERE THE TAX GOES

Municipal \$1,430

School \$1,500

Frontage \$120

\$148k

Neighbourhood range

\$318k

PROPERTY FACTS

Century home

Built 1916 · 912 sq ft

1¼ storey, single detached garage (1978)

Lot size

33 × 99 ft · 3,270 sq ft

Rooms / baths

5 / 1

Basement

Partial · rubble foundation

Zoning

R2 — two-family

Heating

Forced air · gas (furnace 2011)

Air conditioning

None

SALE HISTORY ON RECORD

\$54k

\$118k

\$212k

1998

2007

2019

2026

Roof and wiring era are not in the municipal record. For a 1916 house, ask specifically about knob-and-tube wiring, the electrical panel, and insulation.

COMPARABLE SALES

-3%

\$239 / sq ft here

vs \$247 median across four nearby sales, 2025–26

This address

\$239

366 Chalmers · Jan 26

\$252

129 Bredin · Nov 25

\$249

215 Union · Feb 26

\$245

58 Martin · Sep 25

\$241

This address

Comparable median

Comparables sold for \$198k–\$232k between Sep 2025 and Feb 2026 — pre-war 1½–1¼ storey homes within 600 m. The market here is tight: the spread is only 5%.

NEIGHBOURHOOD VALUES

Where the block sits

Assessed value distribution, Glenelm

6%

24%

41%

21%

8%

<150k

150–200

200–250

250–300

300k+

This home falls in the 200–250k band — the largest on the street.

WHEN THE BLOCK WAS BUILT

46%

31%

14%

6%

3%

<1920

20–45

46–70

71–00

2000+

Three quarters of the block predates 1945 — which is why lead pipes, wiring and foundations dominate the questions later in this report.

02 · ANYTHING FLAGGED HERE?

BUILDING PERMITS

● Thin record

2 permits since 2010

Both closed — but the record is thin for a house this age

2016 · Rear deck

\$3,100 · closed

2011 · Furnace replacement

\$4,200 · closed

Furnace

Deck

2011

2016

2026

No electrical or plumbing permits on record. If the kitchen or bathroom look renovated, the work may have been done without permits — worth asking for paperwork.

ORDERS & INVESTIGATIONS

● 3 within 500 m

Nothing on this parcel — three nearby

Vacant-building, derelict and bylaw registries

391 Chalmers · 140 m

Vacant-building order · since 2023

27 Union · 330 m

Vacant-building order · boarded 2024

This block

1 bylaw investigation — derelict vehicle, open

This parcel

Clear — no orders on record

The 391 Chalmers order is four doors down and had a fire call in 2024 — see the safety section. Vacant houses are the strongest single predictor of block-level fire risk.

ROOMING HOUSES

● 4 licensed nearby

4 licensed within 500 m

Pre-war blocks convert easily — enforcement is active here

ROOMING-HOUSE ENFORCEMENT · ELMWOOD · 2025

Complaint-driven

9

Proactive

4

In progress

5

Completed

8

A licensed rooming house next door is not itself a problem — unlicensed conversions are what drive complaints. None of the four is on this block face.

SHORT-TERM RENTALS

● 1 complaint

2 licensed within 250 m

One drew a noise complaint in 2025

Licensed STRs, 250 m

2

Complaints, 12 mo

1 — noise, resolved

On this block face

None

11 permits within 500 m in 24 months

Renovation and infill activity is the counterweight to the vacant orders

Residential renovations	7 permits · \$412k combined	DAV-2025-207 · 2 blocks	4-unit conversion — approved
Infill (new builds)	2 — both duplexes	Planning notices, 500 m	1 active
Commercial (Henderson)	2	Zoning here	R2 — duplex conversion possible

Money is moving into the block: renovation permits doubled vs the prior two years. R2 zoning means your neighbour — or you — can add a second unit.

Is it safe here?

Everything the city and the province record about risk on this block — fire and medical calls, police-reported crime, break-ins, overdose response and enforcement. Compared to the neighbourhood the address sits in, and to the city-wide average per neighbourhood.

EMERGENCY CALLS

31

500 m, 12 mo · **+63%** vs median

STRUCTURE FIRES

4

500 m, 3 yr · one in a vacant house

BREAK-INS

14.8

per 1,000 homes · city
9.4

OVERDOSE CALLS

41

2025, neighbourhood ·
city avg 27

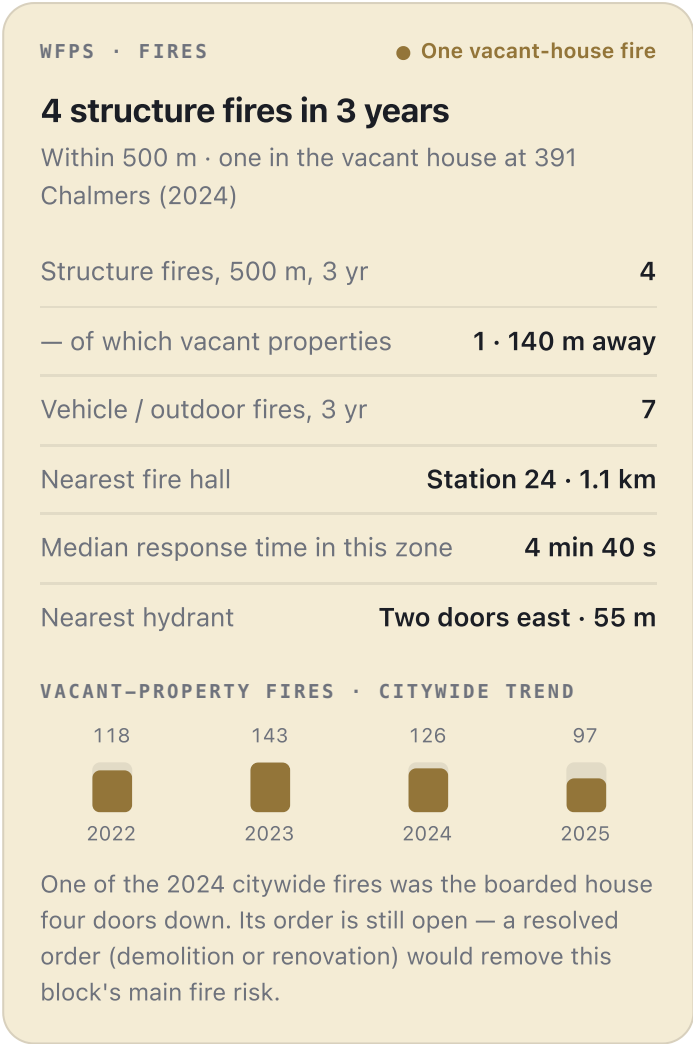
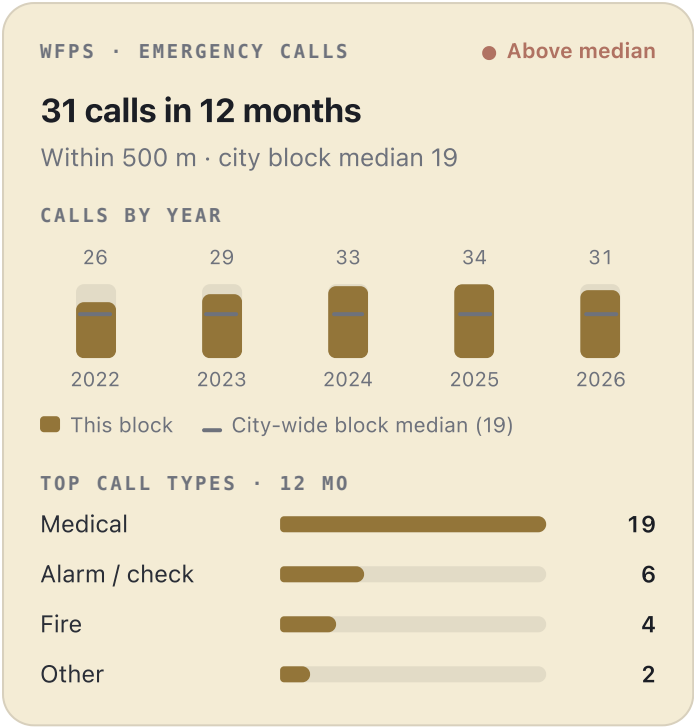
Runs above the city on property crime and fire calls — typical of a pre-war, part-rental block. Violent crime is closer to average, and the trend is improving.

Break-ins 57% above the city rate — garages off the back lane

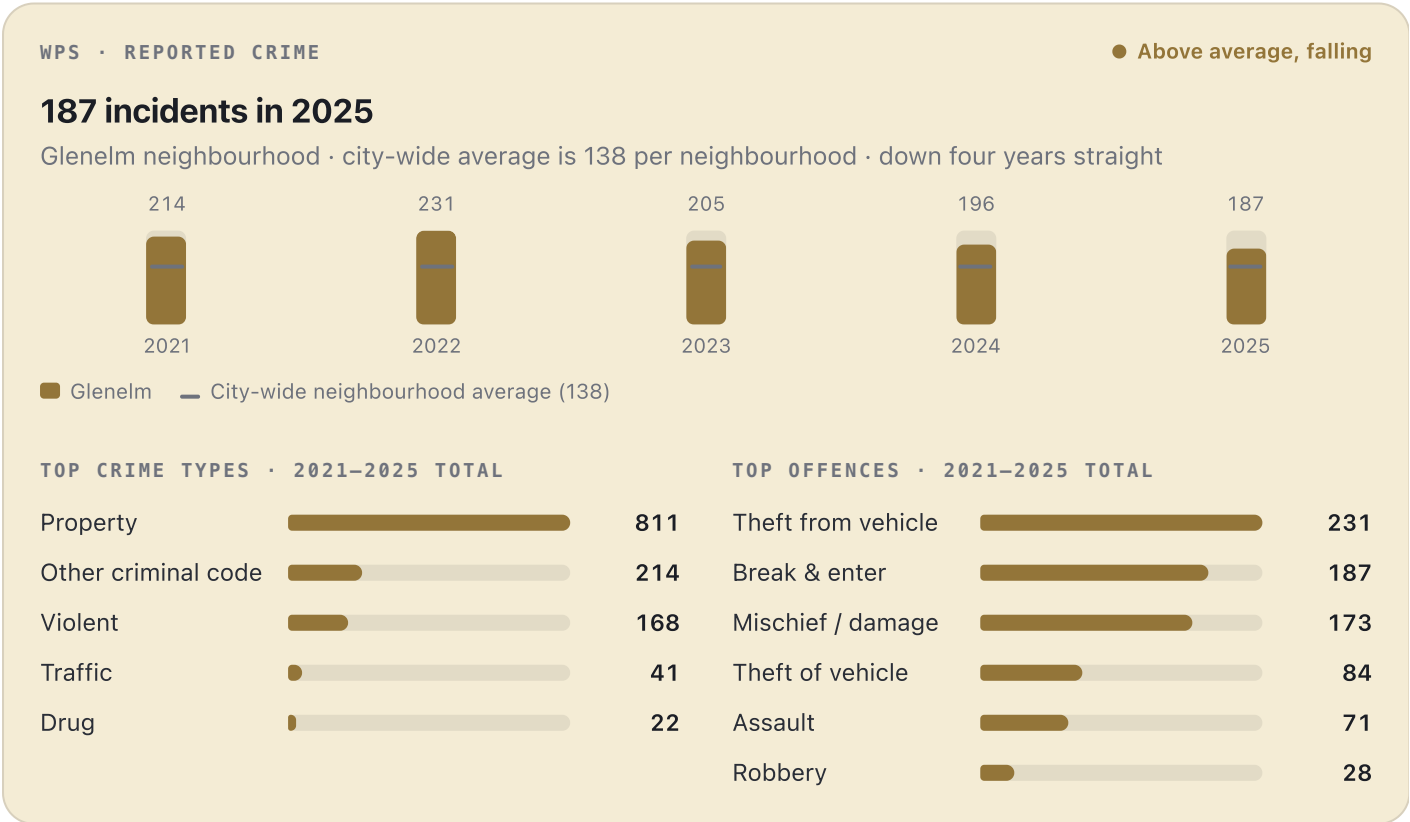
Overdose responses crossed the city average in 2024 Total reported crime has fallen four years in a row

Nearest ER is 9 min away; a fire hall is 1.1 km

FIRE & EMERGENCY RESPONSE



POLICE-REPORTED CRIME

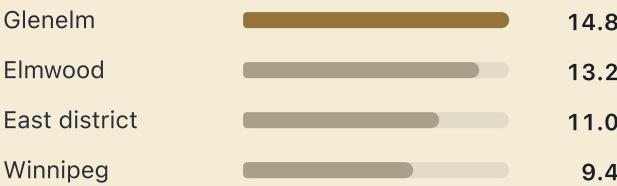


BREAK & ENTER

● 57% above city

14.8 per 1,000 homes

Residential break-ins, 2025 · city rate 9.4



Residential B&E, 500 m, 12 mo 9

Garage / shed entries 5 of the 9

Most common entry point Back lane · garage

Peak months Dec–Feb

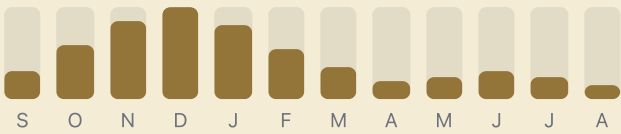
The pattern is back-lane garages, not house entries. A garage-door sensor and lane lighting address the specific local risk.

VEHICLE CRIME

● Winter peak

21 thefts from vehicles in 12 months

Monthly reports within 500 m



Theft from vehicle, 500 m, 12 mo 21

Theft of vehicle, 500 m, 12 mo 4 — 2 recovered

Forced entry involved 8 of 21 reports

Unlike the suburbs, a third of reports here involve forced entry — street parking overnight is the exposure. The garage matters more on this block than most.

● SUBSTANCES & HEALTH RESPONSE

OVERDOSE RESPONSE

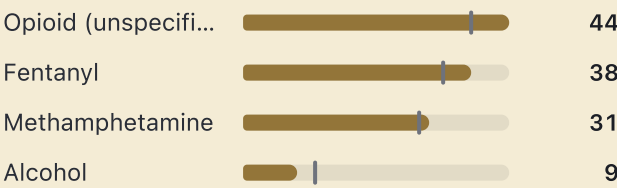
● Above average since 2024

41 naloxone responses in 2025

Glenelm · city-wide average 27 per neighbourhood



SUBSTANCES INVOLVED · 5 YR



■ Here — City-wide neighbourhood average

Most responses cluster along Henderson, not on residential streets. The trend crossed the city average in 2024 and is still rising — the honest read is: this is a real, worsening signal.

HEALTH ACCESS

● Close by

Emergency care 9 min away

Nearest ER, walk-in clinic and public AED

Nearest ER Concordia Hospital · 9 min drive

Current ER wait 1 h 50

Average ER wait, last quarter 2 h 20

Patients waiting now 14

Nearest walk-in clinic Henderson clinic · 4 min drive

Nearest public AED Community centre · 400 m

AEDs within 500 m 2

Wait times are a live feed in a real report — the figures here are a snapshot for illustration.

NEIGHBOURHOOD RISK

● Several signals

Elevated signals within 500 m

Enforcement, vacant property, towing and parking pressure

Vacant-building orders, 500 m	2 — one had a fire in 2024	Rush-hour tow zone	Henderson · 300 m — not this street
Rooming-house enforcement	Active — 13 cases in 2025	Paid parking nearby	None — free street parking
Graffiti reports, 500 m, 12 mo	14 — mostly Henderson-facing	311 safety-related requests, 12 mo	9 — lights 4 · needles 3 · dumping 2
Derelict-vehicle investigation	1 open, this block	Photo enforcement	Mobile radar in school zone · camera 600 m

Empty categories are shown, not hidden: a blank line here means the registry loaded and had nothing for this address — not that the check was skipped.

04 · WHAT'S DAILY LIFE LIKE?

PIPES, WATER & SEWER

● Two flags

Lead service likely · combined sewer

The two infrastructure questions that matter most on a 1916 block

Water service installed	1916 · this block is on the city lead registry	Sewer district	Combined — storm + sanitary share one pipe
Lead service line	Likely — confirm via city lookup	Basement backup risk	Elevated in heavy rain · check for backwater valve
City replacement program	Eligible · city side free, private side owner-paid	Sewer relief project	This basin · design 2027 · construction 2029
Interim measure	Filter certified for lead (NSF-53)	Sump pump / pit	Not in municipal record — ask

Neither flag is a dealbreaker — both are priced into the neighbourhood. But each is a \$5–15k conversation to have before an offer, not after.

WASTE & WINTER

Collection Wednesday

Garbage & recycling weekly, yard waste seasonal

Garbage / recycling	Wednesday
Yard waste	Wednesday, Apr–Nov
Plow zone	Priority 2 · residential
Snow-ban exposure	Henderson (P1) · 300 m — move the car

LOCAL GOVERNMENT

Elmwood–East Kildonan ward

East Kildonan–Transcona community committee

Councillor	Ward office (sample)
Community committee	EK–Transcona
Higher-poverty area flag	Yes — this census tract is flagged

WHO LIVES HERE

Younger, half renters, below-median income

Census profile · Glenelm vs Winnipeg

AGE STRUCTURE

0–14		19%
15–39		39%
40–64		28%
65+		14%

Glenelm

Winnipeg

HOW PEOPLE GET TO WORK

Drive 61%

Transit 18%

Walk/bike 13%

Home 8%

Median household income	\$61,800 · –12% vs city
Owner-occupied	46% — half the block rents
Households with children	31%
Top language after English	Tagalog · 9%

311 SERVICE REQUESTS

● Busy block

68 requests within 500 m

Last 12 months, by category

Garbage / missed...		19
Rodents		12
Boulevard trees		11
Snow & ice		9
Streetlights		8
Other		9

Rodent calls track the vacant houses and back-lane bins — they cluster on the 300-block, not here. Tree calls are elms (see parks card).

LOCAL BUSINESSES

● Walkable

26 licensed within 500 m

Henderson is a real main street — errands on foot

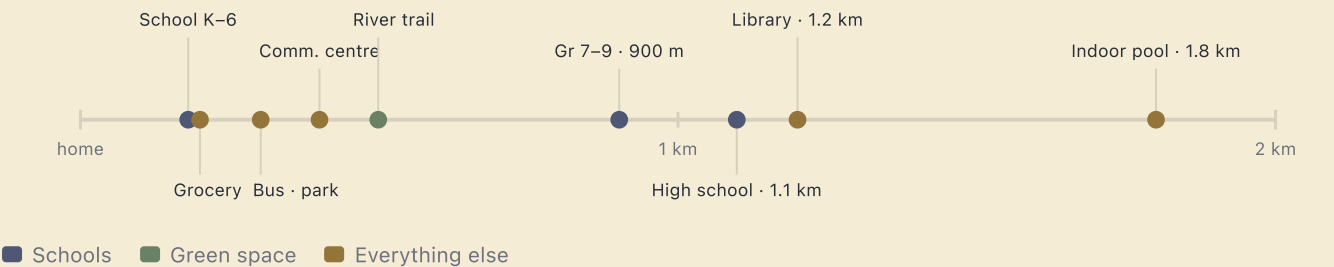
Grocery	2 · nearest 200 m	Personal services	8
Food service	9 · 2 with patios	Health inspection closures, 2 yr	1 — reopened after re-inspection

05 · SCHOOLS & GETTING AROUND

EVERYTHING WITHIN REACH

What's how far

Straight-line distance from the front door



SCHOOLS

● K-6 across the street

Everything walkable

Elementary (K-6)	180 m · across the street
Middle years (7-9)	900 m
High school (9-12)	1.1 km
School zone on street	30 km/h · school hours

A school across the street means drop-off traffic twice a day and no parking 8-9 am — the trade for the two-minute walk.

TRANSIT & STREET

● Street due for renewal

Frequent bus 300 m away

Henderson corridor · 18 min to downtown at peak

Nearest stop	90 m · local route
Frequent corridor	Henderson · 300 m · every 10 min
Pavement	Asphalt 1998 · rated poor
Street renewal	Scheduled with sewer work · 2029
Active disruptions	Watermain work on Union · this fall

TRAFFIC & NOISE

● Busier street + rail

~2,900 vehicles / day

Chalmers carries through-traffic between Henderson and the yards

1.1k



Union

2.9k



Chalmers

8k



Talbot

24k



Henderson

85th-percentile speed

51 km/h — above the 50 limit

CN main line

400 m · ~14 trains/day, some at night

Photo enforcement

Mobile radar in the school zone

PARKS, TREES & LEISURE

River trail at the end of the street

Nearest park

Glenelm Park · 350 m · playground

Red River trail access

500 m

Community centre

400 m

Indoor pool

1.8 km

Library

1.2 km

Boulevard elms on block

14 · 2 removed for Dutch elm, 2024–25

The elm canopy is the block's best feature and its slowest-moving risk: replacements take 30 years to matter.

06 • GOOD TO KNOW

REFERENCE

Drinking water quality

Shoal Lake • all 2026 tests in guidelines

Radon

High-radon region — test recommended

River levels

James Ave gauge • normal range • not in flood zone

Mosquito fogging zone

Zone 21 • fogged three times in 2025

Heritage designation

None — Glenelm is not a designated district

Rental market (area)

2-bed avg \$1,240 • vacancy 3.4%

WHERE THIS COMES FROM

Assessment, taxes & sale history

City assessment roll • 2026

Permits, orders & planning

City open data • weekly

Emergency & fire calls

WFPS incidents • daily

Crime

WPS neighbourhood stats • monthly

Overdose response

WFPS naloxone data • quarterly

Lead service lines

City lead registry • 2026

Demographics

Statistics Canada census • 2021

Transit

Winnipeg Transit • live

ER wait times

Shared Health feed • live

Rental market

CMHC survey • 2025

Rooming houses & STRs

City licensing • 2026

Tree inventory

City forestry • 2026

Every card in a real report carries its dataset and retrieval date. A module that fails to load says so on the page — it never silently disappears.

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