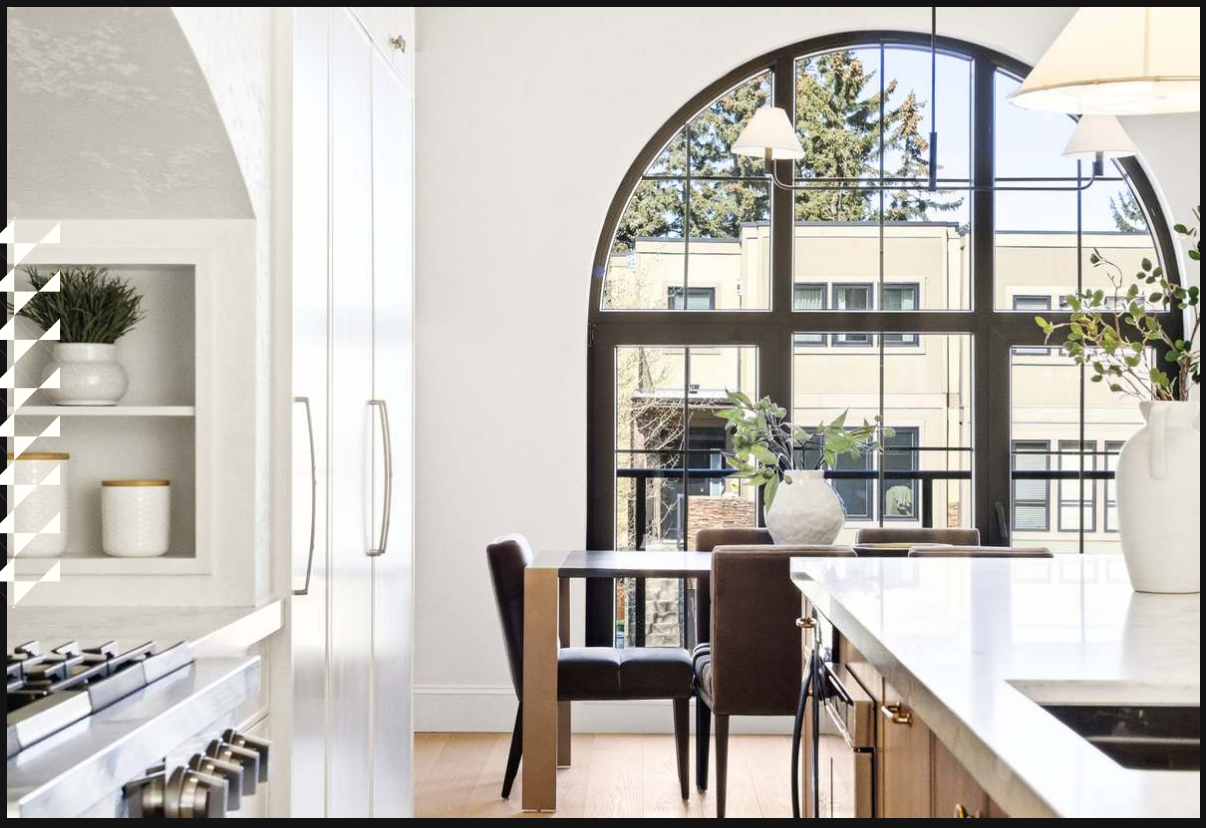
SILVERTIP PROJECTS

CUSTOM HOMES

Silvertip Projects is a Calgary luxury home builder covering the full arc from land acquisition to handover, and when a client chooses, to resale, on a transparent cost plus model the company says leaves 10 to 15 percent of equity in the homeowner's hands.



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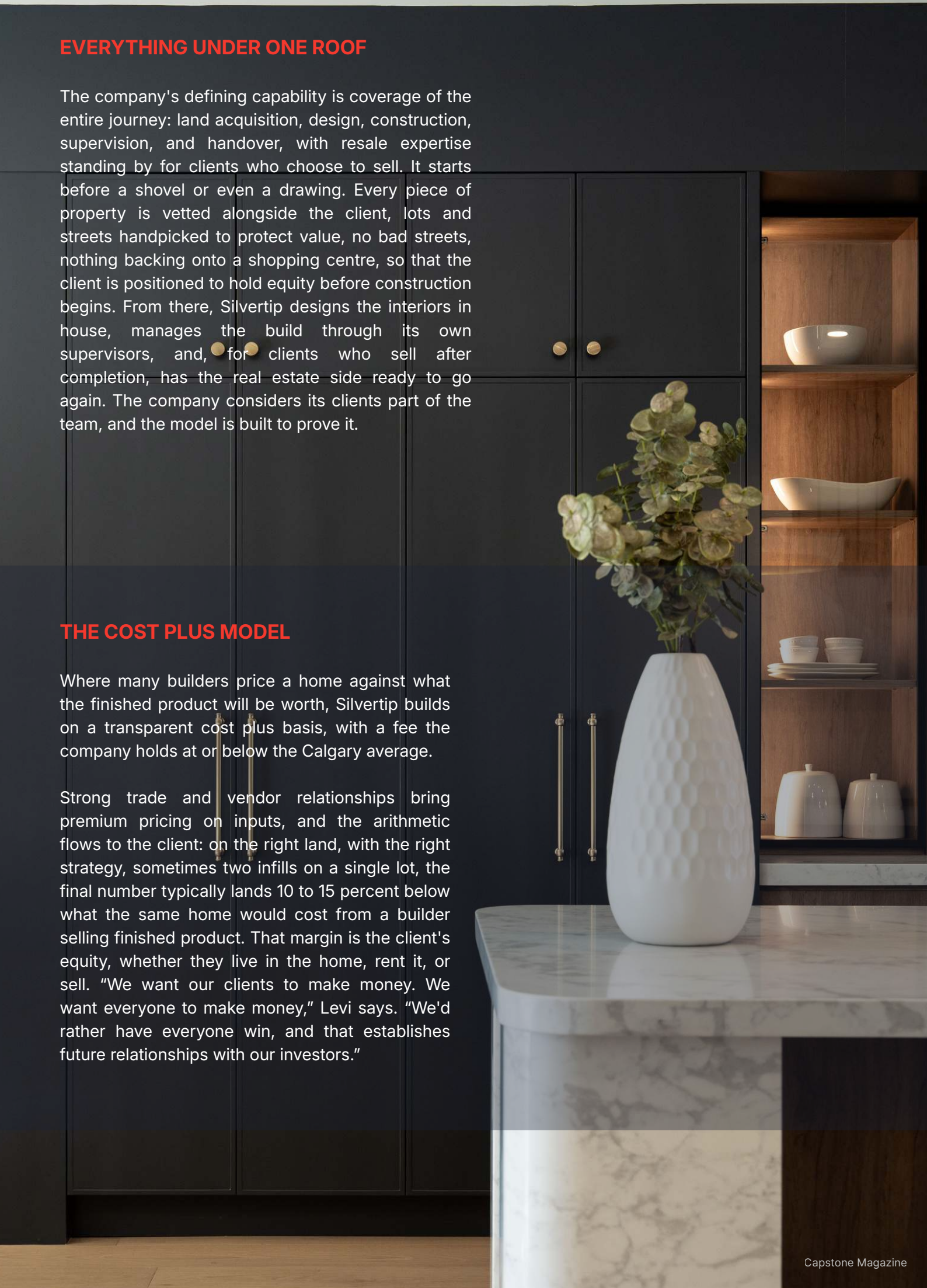




Silvertip Projects is a family company in the literal sense. *Its building roots in Calgary reach back to 2013, and in 2023 the family's businesses were amalgamated into a single operation under one name. The structure maps directly onto the family. Levi, who leads the company, serves as overall project manager, scheduler, and budgeter. His father-in-law, building since 2013, and his brother-in-law run the sites as supervisors. His wife, a licensed real estate agent, drives land acquisition and partners on interior design. Drafting, architectural design, and engineering are handled by trusted third parties; everything else lives in house.*

EVERYTHING UNDER ONE ROOF

The company's defining capability is coverage of the entire journey: land acquisition, design, construction, supervision, and handover, with resale expertise standing by for clients who choose to sell. It starts before a shovel or even a drawing. Every piece of property is vetted alongside the client, lots and streets handpicked to protect value, no bad streets, nothing backing onto a shopping centre, so that the client is positioned to hold equity before construction begins. From there, Silvertip designs the interiors in house, manages the build through its own supervisors, and, for clients who sell after completion, has the real estate side ready to go again. The company considers its clients part of the team, and the model is built to prove it.



THE COST PLUS MODEL

Where many builders price a home against what the finished product will be worth, Silvertip builds on a transparent cost plus basis, with a fee the company holds at or below the Calgary average.

Strong trade and vendor relationships bring premium pricing on inputs, and the arithmetic flows to the client: on the right land, with the right strategy, sometimes two infills on a single lot, the final number typically lands 10 to 15 percent below what the same home would cost from a builder selling finished product. That margin is the client's equity, whether they live in the home, rent it, or sell. “We want our clients to make money. We want everyone to make money,” Levi says. “We'd rather have everyone win, and that establishes future relationships with our investors.”

THE SOUTH CALGARY BROWNSTONE

The company's most recent showcase is a roughly 4,000 square foot, three storey detached brownstone perched on the hills of South Calgary near Marda Loop, with city views and a large rooftop patio.

The design carries a modern New York twist executed to a luxury standard: custom millwork throughout, a showpiece custom waterfall island, ironwork, Venetian plaster, and a layering of textures and tones that puts character into every piece of the home. It is a working example of the company's conviction that a home is also a piece of art, built in exactly the kind of premium, sought-after neighbourhood where Silvertip concentrates its work.

BUILT FOR INVESTORS AND HOMEOWNERS ALIKE

Silvertip's client base spans both sides of the market. Many clients build to hold and rent, or to sell within a few years, drawn by the equity the model creates; others build their own home and move in. The dual-lot strategy, building two homes on one parcel, keeping one and selling or renting the other, is a recurring play for investment-minded clients, and the in-house real estate capability means the exit is as managed as the build.




ICELAND
VENICE

PROCESS IN A FLUID MARKET

The company runs its project management, quality control, and scheduling on a suite of modern software tools, but its real operating system is experience. Calgary's market moves constantly, trade and material prices fluctuate, city timelines shift, and the company treats each cycle as a new problem to solve efficiently. “Every year it seems like it's a new year,” Levi says. “It's a very fluid market in every aspect.” The response is front-loaded planning: budgets built properly, timelines set early, and efficiencies found while the work moves.



RELATIONSHIPS ON FAIR TERMS

Silvertip's trade and vendor network runs on an explicit principle of mutual fairness. Schedules and budgets are aligned, updates flow both ways, trades show up on time, and the company pays on time. It refuses the nickel-and-dime approach on principle, even at a cost. “Everyone needs to get paid. Everyone needs to be fair,” Levi says. “Treat your guys good. They're not our guys, but they're part of the team indirectly.” The return is a network that holds its schedules and its quality across projects.

STRESS FREE BY DESIGN

The company's stated mission is to redefine home building as a stress-free environment with some fun along the way, and day to day it is run that way. Clients are encouraged to stop by their sites, photos of anything exciting go straight to them, and walkthroughs come with the details pointed out, the things an untrained eye would miss. The design process is deliberately front-loaded and as visual as possible, so selections are settled early and clients have room to change their minds before it costs them. The touches go beyond the build: for one client's statement wine rack, Levi offered to pick up and arrange the wines himself so the piece would land fully dressed. “My clients never seem to have much worry,” he says. “They seem to trust us.”





WHAT SETS SILVERTIP APART

Calgary's crowded custom home market, Silvertip's clients point to hustle and honesty: a tight schedule, a tight budget, quality control maintained under both, and transparency and communication throughout. On the product side, the company builds in luxury, sought-after neighbourhoods and refuses to ship the standard. “We don't like to just build standard stock homes,” Levi says. “We like to put in the work and put the details in.”





THE NEXT FIVE YEARS

Silvertip's growth plan is deliberate. “We're looking to grow, but modestly, and keep the circle strong,” Levi says. “We're not looking to be a giant corporation. We like the personal, smaller companies.” The service mix will stay anchored in home building, but the ambitions point toward more distinctive work: niche custom projects, possibly beyond Calgary, with mountain builds and cabins high on the list. For a company built on family, fairness, and a model where the client wins first, the next five years look like more of the same, done in ever more interesting places.



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