

CALGARY PAINT CONTRACTORS

Drywall Repair

Drywall patching, skim coating, texture matching, and surface preparation before painting in Calgary homes affected by settling and dry climate cracking.

22 Expert Answers from Paint IQ

calgarypaintcontractors.com/construction-brain

Table of Contents

1. How do I fix a drywall seam that's cracking along the stairway wall in my Calgary bi-level?
2. Can Calgary painters repair stress cracks at the top of my basement stairwell drywall?
3. How much does it cost to repair water-damaged drywall and repaint a Calgary basement after flooding?
4. How long do drywall repairs need to dry before painting over them in Calgary's dry climate?
5. Do Calgary painters fix drywall seam tape that's bubbling or peeling before repainting?
6. How much does a painter charge to patch and paint 10 to 15 small drywall holes in Calgary?
7. Should drywall repairs be done before or after painting the rest of the room in my Calgary home?
8. Why do drywall nail pops keep appearing in my newer Calgary home and how much to fix them?
9. Do Calgary's chinook-driven humidity swings cause more drywall cracking than other cities?
10. What's the cost to remove a popcorn ceiling and repaint it flat in a Calgary bungalow?
11. How much does it cost to repair and paint over drywall cracks in my Calgary home?
12. What's the best way to blend a drywall patch into existing orange peel texture in my Calgary home?
13. How much does it cost to patch and paint drywall after a plumbing repair in Calgary?
14. How much does ceiling drywall repair and repainting cost after a roof leak in Calgary?
15. Does insurance cover drywall repair and repainting after hail damage to my Calgary home?
16. What causes drywall cracks along corners in Calgary homes and is it related to foundation settling?
17. What's the cost to skim coat and repaint a textured ceiling to make it smooth in Calgary?
18. What causes horizontal drywall cracks above windows in my Calgary infill and how much to repair?
19. How much does it cost to repair and repaint drywall damaged by picture hanging in Calgary?
20. Should I fix all the drywall imperfections before selling my Calgary home or just repaint?
21. How much does it cost to repair hail-damaged interior drywall and repaint in Calgary?
22. Can a Calgary painter fix small drywall holes or do I need a separate drywall contractor?

How do I fix a drywall seam that's cracking along the stairway wall in my Calgary bi-level?

The cracking drywall seam along your stairway wall is likely caused by **structural settling** combined with Calgary's extreme temperature fluctuations from chinook winds. Bi-level homes built in the 1970s-80s are particularly susceptible to this issue because the stairway wall experiences stress from both the main floor and basement levels expanding and contracting at different rates.

Diagnosing the Problem

Before attempting repairs, determine if this is **cosmetic cracking** (hairline cracks in the tape and mud) or **structural movement** (wider cracks that keep returning). In Calgary's climate, chinook temperature swings of 30+ degrees can cause building materials to expand and contract significantly. If the crack is wider than 1/8 inch or keeps reopening after repair, you may have ongoing structural movement that needs addressing before any cosmetic fix will hold.

Check the foundation around your stairway area for any settling or moisture issues. Calgary's clay soil conditions can cause differential settling, especially in older neighborhoods like Marlborough, Forest Lawn, or Huntington Hills where many bi-levels were built. Look for corresponding cracks in the basement walls or floor that might indicate foundation movement.

For cosmetic repairs, start by cutting out the failed tape and compound with a utility knife, creating clean edges. Apply new mesh tape (more flexible than paper tape for areas prone to movement) and use a **flexible joint compound** like CGC Sheetrock Setting-Type compound available at Home Depot or Rona. Apply in thin coats, allowing each to dry completely - Calgary's winter humidity of 15-20% means compound dries quickly but may shrink more than in humid climates.

Prime the repaired area with a quality drywall primer like Benjamin Moore Fresh Start or Sherwin-Williams ProBlock before painting. This prevents the repair from showing through your finish paint and ensures proper adhesion. Use a paint with some flexibility - premium acrylic latex paints handle Calgary's temperature cycling better than cheaper alternatives.

If the crack returns within six months, you're dealing with ongoing structural movement. Consider installing **flexible caulk** along the seam instead of trying to make it disappear completely. Use a paintable acrylic caulk that can stretch with building movement - this is often the most practical long-term solution for active cracks in Calgary homes.

For structural issues causing repeated cracking, hire a professional to assess foundation problems, inadequate framing, or moisture issues before investing in cosmetic repairs. The Calgary Construction Network directory includes contractors experienced with Calgary's unique soil and climate challenges who can properly diagnose and address the root cause.

Q2

Can Calgary painters repair stress cracks at the top of my basement stairwell drywall?

Most professional painters in Calgary can handle minor stress cracks in basement stairwell drywall, but the repair quality and longevity depend on addressing the underlying cause of the cracking. Basement stairwells are particularly prone to stress cracks due to Calgary's extreme temperature cycling from chinook winds, foundation settling in our clay-heavy soils, and the structural stress point where the stairwell meets the main foundation.

Surface-level crack repair involves cutting out loose drywall compound, applying mesh tape or paper tape with joint compound, sanding smooth when dry, and priming before painting. Most Calgary painters include this type of repair in their quotes, typically charging \$50-150 per crack depending on length and complexity. However, if cracks keep returning after repair, you're dealing with ongoing structural movement that paint contractors cannot permanently fix.

Identifying the root cause is crucial for lasting results. In Calgary basements, recurring cracks often indicate foundation settling, inadequate expansion joints, or moisture infiltration during our freeze-thaw cycles. Horizontal cracks or cracks that widen over time may signal more serious structural issues requiring an engineer's assessment. Alberta's building code requires proper moisture barriers and foundation design for our climate, but older Calgary homes may not meet current standards.

Professional painters experienced with Calgary's conditions will inspect the crack pattern before quoting repairs.

Hairline cracks that haven't moved in years can be successfully repaired with flexible acrylic caulk and paint.

Active cracks that reopen seasonally need different treatment — possibly flexible sealants rather than rigid joint compound. Some painters will warranty crack repairs for 1-2 years, but only if the underlying movement has stopped.

For **DIY crack repair**, clean out any loose material, apply mesh tape with lightweight joint compound, sand smooth when completely dry (Calgary's low humidity helps here), prime with a quality latex primer, and paint with a flexible acrylic paint. Use paintable acrylic caulk for cracks at corners or where walls meet ceilings — these joints naturally move with temperature changes.

Consider hiring a professional painter when cracks are extensive, keep recurring, or when you're planning to finish the entire basement. Experienced Calgary painters can distinguish between cosmetic settling cracks and signs of serious foundation problems. They also have the tools and materials to create smooth, professional-looking repairs that blend seamlessly with surrounding surfaces. If structural issues are suspected, a qualified contractor can recommend foundation specialists before proceeding with cosmetic repairs.

If you're looking for a painting contractor experienced with Calgary basement conditions, the Calgary Construction Network directory can help you compare local professionals and read reviews from other homeowners who've tackled similar projects.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Durable Decks
- Mayken Hazmat Solutions LTD
- Calgary Garage Builders Ltd
- The Original Workshop
- Venkor Group Inc

[View all contractors ?](#)

Q3

How much does it cost to repair water-damaged drywall and repaint a Calgary basement after flooding?

Water damage repair and repainting in Calgary basements typically costs **\$15-35 per square foot** for complete drywall replacement and finishing, plus **\$3-6 per square foot** for repainting. A standard 600-square-foot basement with moderate water damage runs **\$8,000-\$18,000** total, while severe flooding requiring full gut-and-rebuild can reach **\$25,000-\$40,000**.

The scope of damage determines your costs significantly. **Surface water damage** affecting only the bottom 2-3 feet of drywall costs less since you're doing partial replacement — expect **\$12-20 per square foot** for cut-out, new drywall, mudding, and priming. **Severe flooding** that saturates drywall to the ceiling requires complete removal down to the studs, adding insulation replacement, vapour barrier repair, and potential electrical work. Calgary's dry climate actually helps here — drywall dries faster than in humid climates, but once gypsum gets saturated, it loses

structural integrity and must be replaced.

Mould remediation adds significant costs in Calgary basements. If water sat for more than 48 hours, professional mould assessment runs **\$300-600**, and remediation costs **\$1,500-\$4,000** depending on affected area. Alberta's building code requires proper mould remediation before reconstruction, and insurance companies increasingly demand professional certification. Never paint over water-damaged drywall without confirming it's completely dry and mould-free — Calgary's low humidity can mask moisture trapped behind paint films.

Material costs in Calgary include: drywall at **\$1.50-2.50 per square foot**, joint compound, primer, and paint adding another **\$1-2 per square foot**. **Labour costs** for drywall installation and finishing run **\$8-15 per square foot** depending on ceiling height and access challenges. Basement ceilings with mechanical systems cost more due to cutting around ducts and pipes. **Repainting costs** after repairs run **\$3-6 per square foot** including primer and two coats of quality basement paint.

Use **moisture-resistant drywall** (green board or purple board) for Calgary basement repairs, especially near foundation walls where condensation occurs during chinook temperature swings. Prime all new drywall with a **high-quality latex primer** — never skip this step in basements where humidity fluctuates. Choose **mould-resistant paint** formulated for basements; brands like Benjamin Moore Aura Bath & Spa or Sherwin-Williams ProClassic work well in Calgary's conditions.

Insurance considerations significantly affect your out-of-pocket costs. Overland flooding (sewer backup, heavy rain) requires separate coverage that many Calgary homeowners lack. Standard home insurance covers sudden water damage (burst pipes) but excludes gradual leaks and flood damage. Document everything with photos before starting repairs, and get written estimates from contractors for insurance claims.

Professional hiring is strongly recommended for water damage exceeding 100 square feet, any situation involving electrical systems, or when mould is suspected. Professionals have moisture meters to confirm complete drying, proper containment equipment, and insurance for liability. DIY repairs work for small areas (under 50 square feet) with confirmed dry conditions and no mould growth.

Timing matters in Calgary's climate. Winter repairs take longer due to low humidity affecting joint compound curing and paint drying. Plan 2-3 weeks minimum for complete basement restoration including proper drying time between steps. Rushing leads to paint failure and recurring moisture problems.

If you're looking for water damage restoration contractors in Calgary, the Calgary Construction Network directory includes professionals experienced with basement flooding repairs and insurance claim processes.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- The Original Workshop
- Jk Stucco
- Allure Residential & Commercial inc
- PLATINUM Pool & Spa Services Ltd
- Turnbull masonry

[View all contractors ?](#)

How long do drywall repairs need to dry before painting over them in Calgary's dry climate?

Drywall repairs in Calgary's extremely dry climate typically need 24-48 hours to cure completely before painting, but the low humidity actually works in your favor for faster drying times. However, rushing the process can lead to poor paint adhesion, visible repair marks, and premature paint failure.

Calgary's winter humidity levels of 15-20% — among the lowest in Canada — cause drywall compound to dry much faster than in humid climates like Vancouver or Toronto. Small nail holes filled with lightweight spackle can be ready to paint in just 4-6 hours. Medium repairs using setting-type compound (like Durabond or Easy Sand) typically cure in 12-24 hours. Large patches requiring multiple coats of all-purpose compound need the full 24-48 hours, with each coat requiring 6-12 hours between applications.

The key difference in Calgary is that **compound may appear dry on the surface within hours but still contain moisture deeper in the repair.** This is especially true for thick applications over 1/8 inch. Paint applied over incompletely cured compound will show through as a dull, flat spot that won't match the surrounding wall sheen, even with primer. In Calgary's dry air, this mistake is permanent — the compound won't cure properly under the paint film.

Temperature also affects curing time significantly. During Calgary's cold months when furnaces run constantly, repairs near heat sources dry faster but may crack from rapid moisture loss. Keep room temperature between 18-24°C and avoid placing space heaters directly on fresh repairs. In summer, when many Calgary homes lack air conditioning, higher temperatures can accelerate drying but may cause compound to shrink and require additional coats.

For best results in Calgary conditions, **apply drywall compound in thin, even coats rather than trying to fill deep holes in one application.** Use a high-quality all-purpose compound like CGC Synko Pro-Finish or USG All Purpose, which handle Calgary's dry conditions better than cheap alternatives. Sand lightly between coats with 120-grit paper, and always prime repairs with a quality drywall primer like Benjamin Moore Fresh Start or Sherwin-Williams ProBlock before applying finish paint.

Professional painters in Calgary often use setting-type compounds for faster turnaround, especially on commercial projects. These chemical-cure compounds aren't affected by humidity and can be painted over in 2-4 hours once set. However, they're harder to sand and less forgiving for DIY repairs.

Consider hiring a professional for extensive drywall repair work, especially if you need the job completed quickly or have multiple rooms requiring attention. Professional painters have the experience to judge cure times accurately

and the tools to achieve invisible repairs that won't show through your finish paint. For smaller DIY repairs, patience with the curing process will save you from having to repaint sections later.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Mr & Mrs Paintastic Inc
- Keystone Exteriors
- UR COWRY CABINETS
- Wall Style Innovations
- Amar Homes Inc

[View all contractors ?](#)

Q5

Do Calgary painters fix drywall seam tape that's bubbling or peeling before repainting?

Most professional Calgary painters will identify and fix bubbling or peeling drywall tape as part of their surface preparation, but this repair work typically comes at an additional cost beyond basic painting. The dry climate in Calgary is particularly hard on drywall compound and tape, causing these failures more frequently than in humid climates.

Why Drywall Tape Fails in Calgary

Calgary's extremely low winter humidity (15-20%) causes drywall compound to shrink and crack, while the chinook wind cycles create thermal expansion that stresses taped seams. Poor initial installation is often revealed years later when Calgary's dry conditions cause the compound to pull away from the tape. Additionally, many Calgary homes experience minor settling due to our clay soil conditions, which can stress drywall seams beyond their capacity.

When painters encounter bubbling or peeling tape, they must cut out the failed section, re-tape with mesh or paper tape, apply fresh compound in multiple coats, sand smooth, and prime before painting. This process requires 2-3 days of drying time between coats - longer in Calgary's dry conditions where compound can crack if rushed.

Professional Standards and Pricing

Reputable Calgary painters will always point out drywall issues during their initial assessment and provide a separate line item for repairs. Expect to pay \$15-30 per linear foot for seam re-taping, depending on the extent of damage and ceiling height. Corner bead replacement runs \$20-40 per corner. Full skim coating of damaged walls ranges from \$1.50-3.00 per square foot.

Alberta's building standards don't specifically regulate drywall repair quality, but professional painters follow industry standards: three coats of compound (taping, fill, and finish), proper drying time between coats, and primer over all repairs before finish paint. Any painter who suggests simply painting over bubbling tape should be avoided - the problem will return within months.

DIY Considerations and When to Hire

Homeowners can handle minor tape repairs on straight seams using mesh tape and pre-mixed compound, but corner repairs and extensive damage require professional tools and experience. The key challenge in Calgary is managing drying time - compound applied too thick or in low humidity conditions will crack. Use a humidifier during winter repairs and allow extra drying time.

Professional Recommendation

For any room with multiple failed seams, extensive cracking, or corner damage, hire a professional painter who includes drywall repair in their services. The combination of proper repair technique and quality primer/paint application will prevent recurring problems. Look for painters who specifically mention drywall repair capabilities and can show examples of their compound work - smooth, invisible repairs that don't telegraph through the paint.

If you're planning a painting project and need to address drywall issues, the Calgary Construction Network directory includes painters who specialize in both repair and refinishing work throughout Calgary and surrounding communities.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Venkor Group Inc
- Keystone Exteriors
- Mayken Hazmat Solutions LTD
- Greenstone landscaping solutions
- Durable Decks

[View all contractors ?](#)

How much does a painter charge to patch and paint 10 to 15 small drywall holes in Calgary?

For 10-15 small drywall holes in Calgary, expect to pay \$300-600 for patching and painting, depending on the room size, paint matching requirements, and whether you need the entire wall or just spot repairs painted. Most painters charge \$15-25 per hole for basic patching, plus \$150-300 for priming and painting the affected area.

The total cost depends heavily on how the painter approaches the repair. **Spot repairs** (patching holes and painting just the damaged areas) run \$200-400 but often result in visible patches due to paint sheen differences and texture variations — especially problematic in Calgary homes where intense natural light highlights imperfections. **Full wall repainting** costs \$400-600 but provides seamless results and is usually worth the extra investment for main living areas.

Small holes (nail holes, small screws) require mesh patches or quick-setting compound, while larger holes need backing material. In Calgary's dry climate, drywall compound cures quickly but can crack if applied too thickly in one coat. Professional painters typically apply 2-3 thin coats, sanding between applications. The patching work itself takes 2-3 days due to drying time, then priming and painting add another day.

Paint matching is the biggest challenge with spot repairs. Even if you have leftover paint from the original job, Calgary's intense UV exposure causes wall paint to fade significantly — your "matching" paint will likely appear noticeably brighter or different in sheen. Professional painters often recommend painting the entire wall from corner to corner to avoid this issue, especially on south-facing walls that experience the most fading.

Alberta's low winter humidity affects this type of repair work. During Calgary's dry winter months (November through March), painters must use longer-drying compounds and may need humidifiers to prevent cracking. Paint also behaves differently in low humidity, drying too quickly and potentially leaving lap marks on spot repairs.

For DIY consideration: Small nail holes and minor dings are manageable for most homeowners using mesh patches and quality spackling compound. However, achieving invisible repairs requires skill in feathering edges, matching texture, and blending paint — especially in Calgary's harsh lighting conditions. The time investment (multiple coats over several days) and risk of visible patches make professional repair worthwhile for prominent walls.

Hire a professional painter when the holes are in high-visibility areas like living rooms or entryways, when you need guaranteed invisible repairs, or when dealing with textured walls that require spray texture matching. Professional painters have the tools and experience to achieve seamless results and can often complete the work more efficiently than multiple DIY attempts.

If you're looking for painting contractors experienced with drywall repair in Calgary, the Calgary Construction Network directory can help you compare local professionals and read reviews from other homeowners who've had similar patch-and-paint work completed.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- ProPainting Solutions Inc
- Ardco Construction
- Hebron Painting
- Mayken Hazmat Solutions LTD
- Quality count construction Ltd.

[View all contractors ?](#)

Should drywall repairs be done before or after painting the rest of the room in my Calgary home?

Drywall repairs must always be completed before painting the rest of the room. Attempting to paint around damaged drywall or doing repairs afterward will result in visible patches, texture mismatches, and an unprofessional finish that's particularly noticeable in Calgary's bright natural light.

The proper sequence for any Calgary interior painting project starts with drywall repair and preparation. Calgary's dry climate causes drywall compound to cure quickly, which is actually advantageous — most repairs can be completed and ready for primer within 24-48 hours. However, this same dry air can cause compound to shrink more than in humid climates, so expect to apply two or three thin coats rather than one thick application. Each coat should be slightly wider than the previous one to feather the edges properly.

After completing all drywall repairs, the entire room needs to be primed before applying finish paint. This is crucial because new drywall compound is highly porous and will absorb paint differently than the surrounding painted surface. Without primer, repaired areas will show through as dull spots or "flashing" even after multiple coats of paint. Use a high-quality latex primer like Benjamin Moore Fresh Start or Sherwin-Williams ProBlock — both readily available at Calgary paint retailers and formulated to seal porous surfaces effectively.

Calgary's low winter humidity (often 15-20% indoors) affects the drywall repair process significantly. Compound may appear dry on the surface but still contain moisture underneath, leading to cracking or poor paint adhesion. Allow extra drying time between coats, especially for larger repairs. Consider using a dehumidifier in the work area if humidity drops below 30% — this helps compound cure more evenly and reduces the risk of stress cracks.

Texture matching is particularly challenging in Calgary homes because many were built during periods when specific spray textures were popular. Orange peel, knockdown, and popcorn textures require specific techniques and tools to match properly. Practice on a scrap piece of drywall first, as mismatched texture will be glaringly obvious once painted, especially under Calgary's intense natural light from large windows common in newer homes.

For homeowners comfortable with basic drywall work, small nail holes and minor dings can be handled as a DIY project using mesh patches and lightweight compound. However, larger holes, corner damage, or any situation requiring texture matching should be left to professionals. The cost difference between DIY materials (\$20-50) and professional repair (\$150-400 for a typical room) is often worth it for the guaranteed results.

Professional painters in Calgary typically include minor drywall prep in their quotes — filling nail holes, caulking trim gaps, and light sanding. However, significant repairs like patching holes larger than a toonie or fixing damaged

corners are usually quoted separately at \$75-150 per repair depending on size and complexity.

If you're planning a full room repaint and discover extensive drywall damage, consider having all repairs completed by a drywall specialist before getting painting quotes. This ensures proper materials, texture matching, and eliminates any confusion about what's included in the painting contract. You can find both drywall specialists and painting contractors through the Calgary Construction Network directory to coordinate the work properly.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Canadian Closet
- Alpine Exteriors siding and roofing
- Element Painting Inc.
- UR COWRY CABINETS
- Royland Stucco

[View all contractors ?](#)

Q8

Why do drywall nail pops keep appearing in my newer Calgary home and how much to fix them?

Nail pops in newer Calgary homes are primarily caused by the city's extreme dry climate and temperature fluctuations, which cause lumber to shrink and expand at different rates than the drywall. Calgary's indoor winter humidity drops to just 15-20% — among the lowest in Canada — causing the wooden framing to shrink significantly. When chinook winds create rapid temperature swings of 20-30 degrees, this shrinkage and expansion cycle accelerates, pushing drywall fasteners through the paper surface.

In newer construction, nail pops are especially common because builders often use drywall nails instead of screws, and the lumber hasn't fully dried to Calgary's arid conditions. The 2x4 and 2x6 framing lumber used in construction typically has 19% moisture content when installed, but Calgary's dry indoor air pulls this down to 6-8% over the first few years. As the wood shrinks, it pulls away from the drywall, but the nails stay in place, creating the characteristic "pop" where the nail head pushes through the drywall compound.

Most nail pops appear during the first heating season when indoor humidity drops dramatically. South and west-facing walls experience more pops due to greater temperature cycling from chinook exposure. Cathedral ceilings and walls adjacent to exterior walls see the most movement because the framing experiences greater temperature variation.

Professional vs DIY Repair

Basic nail pop repair costs \$15-25 per pop when done by a professional painter, with most charging a minimum service call of \$200-300. For extensive nail pop issues (20+ pops), expect \$300-600 for repair and touch-up painting. If you're repainting entire rooms anyway, most painters include nail pop repair in their prep work.

DIY repair is straightforward for homeowners comfortable with basic drywall work. **Drive the popped nail slightly below the surface, then install a 1¼-inch drywall screw about 2 inches above and below the nail.** Apply mesh tape or paper tape over the area, then three coats of drywall compound, sanding between coats. Prime with a quality latex primer before painting — bare drywall compound will show through paint with a different sheen.

Prevention involves maintaining consistent indoor humidity between 30-40% during Calgary's dry winter months. Use a whole-house humidifier or portable units in main living areas. This won't eliminate all nail pops in newer homes, but it significantly reduces them. Avoid cranking up the heat during cold snaps — gradual temperature changes cause less lumber movement.

For extensive nail pop problems in newer homes, some Calgary painters recommend having a drywall contractor re-screw all the drywall with proper 1¼-inch screws spaced 12 inches on center, then skim coat and repaint. This runs \$2-4 per square foot but provides a permanent solution.

If you're dealing with multiple nail pops and considering a full repair, browsing painting contractors in the Calgary Construction Network directory can help you compare local professionals who understand Calgary's unique drywall challenges and can provide comprehensive solutions.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Dealtwith.
- Upper Cut Landscaping LTD
- Wall Style Innovations
- Eshine Cleaning Services
- Quality count construction Ltd.

Q9

Do Calgary's chinook-driven humidity swings cause more drywall cracking than other cities?

Yes, Calgary's extreme humidity swings from chinook winds do contribute to more drywall cracking than most other Canadian cities. The rapid moisture changes cause the gypsum core and paper facing of drywall to expand and contract at different rates, creating stress fractures along seams and around openings.

Calgary's winter humidity typically sits at 15-20%, among the lowest in Canada, but chinook events can spike humidity by 30-40% in just hours as warm air carries moisture from the Pacific. This creates a cycle of extreme drying and sudden moisture uptake that drywall simply wasn't designed to handle. The paper facing absorbs moisture faster than the gypsum core, causing dimensional changes that stress the joint compound and create hairline cracks along taped seams.

The problem is most severe on interior walls that face south and west — the same directions that bear the brunt of chinook temperature swings. Homes in Calgary's newer suburbs like **Mahogany, Cranston, and Sage Hill** often show drywall cracking within 2-3 years of construction, particularly around windows and doors where framing movement compounds the humidity stress. Heritage neighborhoods like **Inglewood and Kensington** see similar issues in renovated spaces where new drywall meets old plaster.

Temperature cycling makes the problem worse. Chinooks can raise indoor temperatures 10-15 degrees as heating systems struggle to adjust, causing building materials to expand. When the chinook ends and temperatures plummet, everything contracts rapidly. This thermal cycling, combined with the humidity swings, creates a perfect storm for drywall movement.

Alberta's building code requires proper vapor barriers and ventilation, but these don't eliminate humidity fluctuations inside the home. Running a whole-home humidifier helps stabilize moisture levels, but many Calgary homeowners avoid them due to concerns about ice buildup on windows during cold snaps.

For painting over cracked drywall, **mesh tape and flexible joint compound work better than paper tape** in Calgary's conditions. Use a high-quality acrylic caulk on cracks that reopen seasonally — it flexes with movement rather than cracking like rigid filler. Prime any repaired areas with a bonding primer before painting to ensure the new joint compound doesn't show through the finish coat.

Elastomeric paint can bridge hairline cracks that develop after painting, though it's more commonly used on exterior stucco. For interior walls prone to cracking, choose paint with good flexibility — premium 100% acrylic latex paints from **Benjamin Moore Advance** or **Sherwin-Williams ProClassic** offer better crack resistance than builder-grade products.

Professional painters in Calgary often recommend addressing recurring drywall cracks before major interior painting projects. If cracks keep reopening in the same locations, it indicates ongoing structural movement that paint alone won't solve. For extensive cracking or homes showing significant settling, consult with contractors experienced in Calgary's unique building challenges through resources like the **Calgary Construction Network directory**.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Turnbull masonry
- Mayken Hazmat Solutions LTD
- Mr & Mrs Paintastic Inc
- New Earth Waste Services Ltd
- Image Line Painting

[View all contractors ?](#)

What's the cost to remove a popcorn ceiling and repaint it flat in a Calgary bungalow?

Removing popcorn ceiling and repainting it flat in a Calgary bungalow typically costs **\$4.50-\$8.00 per square foot**, meaning a 1,200 square foot bungalow runs **\$5,400-\$9,600** for professional work. This includes scraping, minor drywall repairs, priming, and two coats of flat ceiling paint. The wide price range reflects the condition of your existing ceiling, whether asbestos testing is needed, and the level of finish quality you want.

The process is more complex than simple repainting because Calgary's dry climate makes popcorn texture brittle and messy to remove. Professional contractors typically mist the ceiling lightly to reduce dust, then scrape with wide putty knives. After removal, the underlying drywall usually needs **skim coating** to create a smooth surface — Calgary homes built in the 1970s and 1980s often have imperfect drywall underneath that was hidden by the texture. This skim coating adds \$1.50-\$2.50 per square foot to the project cost but is essential for a quality flat finish.

Asbestos testing is mandatory for popcorn ceilings installed before 1980 in Alberta. Many Calgary bungalows from the 1960s and 1970s contain asbestos in the popcorn texture. Professional asbestos testing costs \$300-\$500, and if asbestos is present, removal requires certified abatement contractors at \$8.00-\$15.00 per square foot. This dramatically changes project costs but is legally required and essential for safety.

For DIY removal, you can handle asbestos-free popcorn texture yourself, but it's messy, time-consuming work. Rent plastic sheeting to protect floors and furniture, use a garden sprayer to mist sections lightly, and scrape with 6-inch putty knives. Expect to spend 2-3 full weekends on a typical bungalow. The challenge comes in achieving a smooth finish — most homeowners struggle with the skim coating phase and end up hiring professionals anyway. DIY material costs run \$200-\$400 for a full bungalow (plastic, scrapers, primer, paint, sandpaper).

Professional removal is worth the investment for several reasons: proper dust containment, experience achieving smooth finishes, insurance coverage, and speed — professionals complete most bungalows in 3-5 days versus weeks for DIY. They also handle the disposal properly and can identify any underlying drywall issues that need structural attention. If you're planning to sell your Calgary home, professional work ensures the finish meets buyer expectations in today's market where smooth ceilings are standard.

For finding qualified contractors experienced with popcorn ceiling removal in Calgary, the Calgary Construction Network directory includes painting professionals who specialize in this type of renovation work.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Durable Decks
- Bracha Concrete & Coatings Inc.
- Venkor Group Inc
- Jk Stucco
- Allure Residential & Commercial inc

[View all contractors ?](#)

Q11

How much does it cost to repair and paint over drywall cracks in my Calgary home?

Repairing and painting over drywall cracks in Calgary typically costs **\$150-400 for minor cracks** in a single room, or **\$800-2,500 for extensive crack repair** throughout a home. The wide range depends on crack severity, room size, and whether you're dealing with settling cracks, nail pops, or more serious structural movement that's common in Calgary's clay soil conditions.

Calgary's extreme temperature swings from chinook winds create unique challenges for drywall crack repair. The rapid heating and cooling cycles cause building materials to expand and contract at different rates, often reopening poorly repaired cracks within months. Professional repair typically involves cutting out the damaged area, applying mesh tape or paper tape with multiple coats of joint compound, sanding smooth, priming with a high-quality bonding primer, and finish painting. **Simple hairline cracks** can be repaired with paintable caulk for \$50-100 in materials, but this is only a temporary solution in Calgary's climate.

Material costs for DIY crack repair include joint compound (\$15-25 per container), mesh or paper tape (\$8-15), primer (\$40-60 per gallon), and matching paint (\$50-80 per gallon for quality latex). Professional labor adds **\$75-150 per hour** for skilled drywall repair, with most crack repair jobs taking 4-8 hours including drying time between coats. Extensive cracking throughout a home often indicates foundation settling on Calgary's expansive clay soils, which requires addressing the underlying cause before cosmetic repairs.

The **Alberta Building Code** doesn't specifically regulate drywall crack repair, but if cracks indicate structural movement, you may need an engineer's assessment before proceeding. In Calgary's Hillhurst, Mount Pleasant, and other established neighborhoods built on clay soils, recurring cracks often signal foundation issues that cosmetic

repair won't solve permanently.

For **minor settling cracks** under 1/8 inch wide, homeowners can successfully use flexible acrylic caulk designed for interior use. Clean out loose material, apply caulk smoothly, and paint over with matching latex paint. For **larger cracks or nail pops**, cut out a small section of drywall, apply mesh tape with joint compound in three thin coats, sand between coats, prime with a bonding primer like Kilz or Zinsser, and finish with two coats of matching paint. Calgary's low winter humidity (15-20%) actually helps joint compound cure properly, but work in small sections to maintain wet edges.

Professional repair is recommended for cracks wider than 1/4 inch, recurring cracks that have been repaired before, cracks accompanied by doors or windows that stick, or when you need perfect texture matching on textured walls. Professionals have spray texture equipment and color-matching tools that ensure invisible repairs. They also recognize when cracks indicate structural issues requiring engineering assessment rather than cosmetic repair.

If you're dealing with extensive cracking throughout your Calgary home, consider consulting contractors through the Calgary Construction Network directory to get professional assessments and repair quotes from experienced local professionals.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- The Original Workshop
- Eshine Cleaning Services
- New Earth Waste Services Ltd
- Johnny B's Painting
- Greenstone landscaping solutions

[View all contractors ?](#)

Q12

What's the best way to blend a drywall patch into existing orange peel texture in my Calgary home?

Prime the patch first, then use a spray texture gun or aerosol texture spray to recreate the orange peel pattern, followed by careful paint matching. Orange peel texture is one of the most common wall finishes in

Calgary homes, but it's also one of the trickiest to blend seamlessly when making repairs.

Start by ensuring your drywall patch is completely smooth and flush with the surrounding wall surface. Any high or low spots will be magnified once texture is applied. Prime the patched area with a quality drywall primer like **Kilz PVA** or **Benjamin Moore Fresh Start** — this prevents the patch from absorbing paint differently than the surrounding textured surface, which would create a visible "picture frame" effect around your repair.

For recreating orange peel texture in Calgary homes, you have three main options. A **spray texture gun** (available for rent at Home Depot or United Rentals in Calgary) gives the most professional results. Mix drywall compound to a thin consistency — about the thickness of heavy cream — and spray in light, overlapping passes. Practice on cardboard first to dial in the right pressure and distance. **Aerosol texture sprays** like Homax Orange Peel are easier for small patches under two square feet. These work well but can be expensive for larger areas and the pattern may not match perfectly if your existing texture was professionally sprayed. The third option is using a **texture roller** with diluted drywall compound, though this creates more of a stipple pattern than true orange peel.

Calgary's extremely dry winter air (15-20% humidity) affects texture work significantly. The compound dries much faster than in humid climates, so work quickly and consider using a spray bottle to keep the material workable. Add a small amount of **paint conditioner** to your texture mix to slow drying time. Avoid texture work when chinook winds are forecast — the rapid temperature and humidity changes can cause uneven drying and cracking.

Once your texture is dry (usually 24 hours in Calgary's dry climate), you'll need to paint the entire wall from corner to corner. Orange peel texture creates subtle shadows that make partial repaints obvious under Calgary's intense natural light. Use the exact same paint sheen as the existing wall — mixing sheens will create visible differences. If you don't know the original paint color, take a sample to **Sherwin-Williams** or **Benjamin Moore** dealers in Calgary for computer color matching.

Consider hiring a professional for patches larger than four square feet, areas visible in main living spaces, or if your existing texture has an unusual pattern. Professional texture work typically costs \$150-400 for small repairs but ensures invisible blending. Drywall contractors in the Calgary Construction Network directory can handle both the patch and texture matching for a seamless repair that will look perfect under Calgary's challenging lighting conditions.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Element Painting Inc.
- Premium Built Structures

- Venkor Group Inc
- Mike's Restoration Service
- Greenstone landscaping solutions

[View all contractors ?](#)

How much does it cost to patch and paint drywall after a plumbing repair in Calgary?

Patching and painting drywall after plumbing repairs in Calgary typically costs \$150-400 for small repairs (under 2 square feet) and \$300-800 for larger repairs requiring multiple patches, texture matching, and room repainting. The wide range depends on the extent of damage, whether you need professional texture matching, and how much surrounding area needs repainting to blend properly.

For basic small holes (fist-sized or smaller), expect to pay \$150-250 if you hire a handyman or painter. This includes patching compound, sanding, primer, and touch-up paint. However, Calgary's extremely dry climate creates challenges that often push costs higher. The low humidity causes drywall compound to dry too quickly, making smooth finishes difficult for inexperienced workers. Professional drywall contractors charge \$200-400 for small repairs because they use specialized techniques and equipment to achieve seamless results in Calgary's conditions.

Larger repairs where plumbers have cut significant access holes cost substantially more. A repair involving a 2x2 foot section typically runs \$300-500, while repairs requiring new drywall installation, insulation replacement, and texture matching can reach \$500-800. Calgary homes built in different eras have varying texture patterns — from smooth walls in newer developments like Mahogany and Auburn Bay to heavy knockdown textures common in 1980s neighborhoods like Beddington and Harvest Hills. Matching existing texture perfectly requires skill and often specialized spray equipment.

The painting portion adds complexity because Calgary's intense UV exposure causes paint to fade unevenly throughout a room. Simply touching up the patched area often creates obvious color differences, especially on south-facing walls. Professional painters typically recommend repainting the entire wall or room to ensure uniform appearance, adding \$200-600 to the total cost depending on room size.

Alberta's building code doesn't require permits for drywall patching, but if the plumbing repair involved opening walls in wet areas like bathrooms, ensure proper vapor barrier repair. Calgary's dry climate can cause moisture problems if vapor barriers aren't properly sealed after plumbing work. Most reputable contractors include vapor barrier repair in their quotes, but verify this is included.

DIY patching is feasible for handy homeowners, but Calgary's climate requires specific techniques. Use setting-type compound (like Durabond) for base coats because it's less affected by low humidity than regular joint compound. Work in thin layers and use a humidifier in the work area if possible. Expect to spend \$30-60 on materials including compound, sandpaper, primer, and paint. However, texture matching and seamless paint blending often require professional expertise.

Consider hiring professionals when the repair is larger than 1 square foot, involves textured surfaces, or is in a prominent location where perfect blending matters. Professional drywall contractors have spray texture equipment and color-matching tools that ensure invisible repairs. They also carry insurance for any accidental damage during the repair process.

If you need to find qualified drywall and painting contractors in Calgary, the Calgary Construction Network directory can help you compare local professionals and read reviews from other homeowners who've had similar repair work completed.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Onsite Contracting and Electrical Services
- WestAim Construction Ltd.
- UR COWRY CABINETS
- Quality count construction Ltd.
- Mayken Hazmat Solutions LTD

[View all contractors ?](#)

Q14

How much does ceiling drywall repair and repainting cost after a roof leak in Calgary?

Ceiling drywall repair and repainting after a roof leak in Calgary typically costs \$8-25 per square foot for complete restoration, with most homeowners spending \$1,200-\$4,500 for a standard bedroom or living room ceiling. The wide price range reflects the extent of damage — from simple water stains requiring primer and paint (\$8-12 per square foot) to complete drywall replacement with texture matching (\$18-25 per square foot).

The repair process begins with ensuring the roof leak is completely fixed and the ceiling has dried thoroughly — this is critical in Calgary's climate where trapped moisture can lead to mold growth behind drywall. Professional moisture testing may add \$200-400 to your project but prevents costly callbacks. Once dry, damaged drywall sections are cut out and replaced, joints are taped and mudded, and texture is matched to the existing ceiling. Calgary's low humidity actually helps here — joint compound dries quickly, allowing faster completion than in humid climates.

Primer selection is crucial for water-damaged ceilings. Shellac-based primers like Kilz Original or Zinsser BIN (\$45-60 per gallon) are the gold standard for blocking water stains and preventing bleed-through. Standard latex primer will not stop tannin stains from showing through your finish paint. After priming, quality ceiling paint runs \$35-50 per gallon — expect to use 2-3 coats for complete coverage over repaired areas.

Labor breakdown for a typical 150 square foot ceiling: drywall removal and disposal (\$300-500), new drywall installation (\$400-600), taping and mudding with texture matching (\$500-800), priming and painting (\$400-700). Add \$200-400 if popcorn texture needs to be matched, as this requires specialized spray equipment. **Professional painters in Calgary charge \$45-75 per hour for this type of restoration work, with most ceiling repairs taking 2-4 days including dry time.**

Calgary's extreme temperature swings make proper drying essential before painting. Never rush the process — moisture trapped behind new paint will cause bubbling and peeling within months. Winter repairs take longer due to low humidity affecting joint compound curing, but this also means better adhesion once properly dried.

DIY ceiling repair is challenging and potentially dangerous. Working overhead requires proper scaffolding or sturdy ladders, and matching existing texture requires skill and specialized tools. Most Calgary homeowners should hire professionals for anything beyond simple touch-up painting. However, you can save money by handling the initial cleanup and ensuring the space is ready for contractors.

Insurance often covers water damage repairs in Calgary, but document everything with photos before starting work. Many policies require professional restoration for claims over \$2,000. Get multiple quotes and ensure your contractor carries WCB coverage — ceiling work involves significant safety risks.

For complex repairs or if you're dealing with insurance claims, consider browsing painting contractors in the Calgary Construction Network directory to compare local professionals experienced with water damage restoration.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Mr & Mrs Paintastic Inc
- Allure Residential & Commercial inc
- Greenstone landscaping solutions
- Venkor Group Inc
- Makki Abatement

[View all contractors ?](#)

Does insurance cover drywall repair and repainting after hail damage to my Calgary home?

Yes, homeowner's insurance in Calgary typically covers drywall repair and interior repainting when hail damage to your roof or windows allows water to enter your home. However, coverage depends on the specific cause of the interior damage and your policy terms. Direct hail damage to exterior painted surfaces is also usually covered, though you'll need to meet your deductible and document the damage properly.

Insurance companies in Calgary are very familiar with hail damage claims — southern Alberta experiences more severe hailstorms than anywhere else in Canada. When hail damages your roof, breaks windows, or compromises exterior siding, and water subsequently enters your home causing drywall damage, this is considered a covered peril under most standard homeowner's policies. The key is establishing the chain of causation: hail damaged the building envelope, water entered, and interior surfaces were damaged as a direct result.

For interior damage claims, document everything immediately. Take photos of water stains on drywall and ceilings before they dry completely. Insurance adjusters look for clear evidence that water intrusion occurred due to the hail event, not from pre-existing leaks or maintenance issues. If you notice interior damage days or weeks after a hailstorm, report it immediately — delayed water damage from compromised roofing is still covered, but waiting too long to report can complicate your claim.

Alberta's insurance regulations require insurers to cover reasonable restoration costs, including proper surface preparation and priming before repainting. Don't accept settlements that only cover paint — water-damaged drywall often needs texture repair, primer, and sometimes complete replacement. Professional painters in Calgary typically charge \$3-6 per square foot for water damage restoration including drywall repair, texture matching, primer, and two coats of paint. Ceiling repairs tend toward the higher end due to texture complexity.

For exterior hail damage, insurance covers repainting when hail actually chips, dents, or removes paint from siding, trim, or other painted surfaces. However, normal weathering, fading, or chalking is not covered — even if it appears worse after a hailstorm. Insurance adjusters in Calgary are experienced at distinguishing between fresh hail damage and normal wear from chinook winds and UV exposure. Fresh hail damage shows as distinct chips or impact marks, while weathering appears as uniform fading or chalking.

When filing a hail damage claim, get multiple quotes from Calgary painting contractors who understand insurance work. Some painters specialize in insurance restoration and can work directly with your adjuster to ensure proper scope and pricing. The Calgary Construction Network directory includes contractors experienced with insurance claims who understand the documentation requirements and typical settlement amounts for Calgary properties.

Most insurance companies require you to use their preferred contractor networks or get pre-approval for restoration work over certain amounts. However, you have the right to choose your own contractor as long as their pricing is reasonable and the work meets industry standards. Be wary of contractors who offer to "eat your deductible" — this is insurance fraud and can void your claim.

Hire a professional for insurance restoration work rather than attempting DIY repairs. Insurance companies expect professional-quality results, and improper repairs can lead to claim disputes or coverage denial for future damage. Professional contractors also understand how to document their work for insurance purposes and can provide warranties that protect your investment.

If you're dealing with hail damage to your Calgary home, the Calgary Construction Network directory can help you find painting contractors experienced with insurance restoration work who understand the unique challenges of Calgary's climate and insurance requirements.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Venkor Group Inc
- Jk Stucco
- Turnbull masonry
- BOND CONTRACTING & CONSTRUCTION INC
- True North Overhead Doors

[View all contractors ?](#)

What causes drywall cracks along corners in Calgary homes and is it related to foundation settling?

Drywall corner cracks in Calgary homes are primarily caused by extreme temperature fluctuations from chinook winds, not foundation settling. Calgary's unique climate creates rapid thermal cycling that causes building materials to expand and contract at different rates, putting stress on drywall joints and corners where walls meet ceilings or other walls.

Chinook winds can swing temperatures by 20-30 degrees Celsius in just hours, causing the wooden framing in Calgary homes to expand and contract repeatedly throughout winter and spring. Since drywall is more rigid than wood framing, this movement creates stress fractures along the weakest points — typically the taped joints at inside corners, outside corners, and where walls meet ceilings. This is especially pronounced in newer Calgary subdivisions like **Mahogany, Cranston, and Auburn Bay** where homes are still settling into Calgary's climate patterns during their first few years.

Foundation settling does occur in Calgary due to our clay-heavy soil conditions, particularly in areas like **Tuscany, Royal Oak, and parts of the deep southeast**. However, foundation movement typically creates different crack patterns — diagonal cracks running from door and window corners, cracks that widen over time, or horizontal cracks along walls. Corner cracks that appear seasonally and remain relatively stable are almost always thermal movement, not structural issues.

The key difference is timing and pattern. Thermal cracks often appear during chinook season (December through March) and may close up slightly during stable weather. They're typically hairline cracks that run straight along taped joints. Foundation cracks tend to be more irregular, may show nail pops nearby, and often coincide with doors or windows that start sticking or gaps appearing around trim.

Calgary's low winter humidity (15-20%) also contributes to corner cracking. Drywall compound becomes brittle in extremely dry conditions, making it more susceptible to cracking when the framing moves. This is why corner cracks are more common during winter months when furnaces are running constantly and indoor humidity drops.

For homeowners, start by monitoring the cracks over a full year. Take photos and measure crack width monthly. If cracks remain stable or only fluctuate slightly with seasons, they're likely thermal movement. If they progressively widen or new cracks appear, consult a structural engineer. Small thermal cracks can be repaired with flexible caulk or mesh tape and compound, but they may reappear due to ongoing movement.

Professional assessment is warranted when cracks exceed 1/8 inch width, appear suddenly after ground freeze/thaw cycles, or are accompanied by other signs like sticking doors, sloping floors, or exterior

foundation cracks. A qualified drywall contractor can distinguish between cosmetic thermal cracking and structural movement, while a structural engineer should evaluate any suspected foundation issues. Most corner cracks in Calgary homes under 10 years old are simply the building adapting to our extreme climate conditions.

If you're dealing with recurring corner cracks and want professional repair, you can browse experienced drywall contractors in the **Calgary Construction Network directory** to find professionals familiar with Calgary's unique climate challenges.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Quality count construction Ltd.
- Onsite Contracting and Electrical Services
- New Earth Waste Services Ltd
- UR COWRY CABINETS
- Keystone Exteriors

[View all contractors ?](#)

Q17

What's the cost to skim coat and repaint a textured ceiling to make it smooth in Calgary?

Skim coating and repainting a textured ceiling in Calgary typically costs \$4.50-\$8.00 per square foot, meaning a standard 12x14 bedroom ceiling runs \$750-\$1,350, while a large living room ceiling can reach \$1,200-\$2,000. The wide price range reflects the complexity of the work — removing heavy popcorn texture and achieving a perfectly smooth finish requires significant skill and time.

The process involves several steps that drive up costs compared to simple repainting. First, the existing texture must be scraped or sanded down, which creates substantial dust and requires plastic sheeting throughout the room. In Calgary's dry climate, old textured ceilings often contain brittle paint that chips and flakes during removal, requiring extra prep time. Many Calgary homes built before 1980 have popcorn ceilings containing asbestos, which requires professional abatement and can add \$3,000-\$8,000 to the project cost.

After texture removal, the ceiling gets a skim coat of joint compound applied with a wide trowel or spray texture machine, then sanded smooth once dry. Calgary's low winter humidity (15-20%) actually helps here — joint compound dries quickly and sands cleanly. However, the dry air also means dust control becomes critical, as fine particles stay airborne longer than in humid climates. Professional painters use dust extraction systems and seal off work areas completely.

Alberta's Occupational Health and Safety regulations require proper respiratory protection during texture removal and sanding. If asbestos is suspected, testing is mandatory before disturbing the material. WCB-covered contractors carry liability insurance for asbestos exposure, which DIY homeowners lack. Even non-asbestos texture removal creates silica dust that requires N95 or better respiratory protection.

The final steps include priming with a high-quality drywall primer (essential for even sheen) and applying two coats of ceiling paint. In Calgary's dry conditions, use a paint conditioner like Floetrol to prevent lap marks and improve flow. Flat or matte finishes hide minor imperfections better than eggshell, but higher sheens make cleaning easier in kitchens and bathrooms.

DIY homeowners can handle small bathroom ceilings (under 80 square feet) if the texture is light and no asbestos is present. Rent a drywall sander with dust collection, use plastic sheeting extensively, and work in small sections. However, achieving a perfectly smooth finish requires experience — amateur skim coating often shows trowel marks, ridges, or sand-through spots that become obvious once painted.

Professional installation makes sense for most Calgary homeowners, especially on larger ceilings or rooms with cathedral heights. Painters have the scaffolding, dust extraction equipment, and finishing skills to deliver smooth results. They also carry WCB coverage and liability insurance for any asbestos issues. The time savings alone often justifies the cost — a professional crew can complete a living room ceiling in 2-3 days versus 1-2 weeks for a DIY homeowner learning the process.

When getting quotes, ensure contractors include asbestos testing if your home was built before 1980, complete dust containment, primer, and two finish coats. If you're planning multiple rooms, bundling the work often reduces the per-square-foot cost. You can find experienced ceiling contractors through the Calgary Construction Network directory to compare quotes and approach options.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- True North Overhead Doors
- ProPainting Solutions Inc

- Royland Stucco
- Radon Lab
- The Original Workshop

[View all contractors ?](#)

Q18

What causes horizontal drywall cracks above windows in my Calgary infill and how much to repair?

Horizontal cracks above windows in Calgary infills are typically caused by structural settling combined with inadequate header support during construction. Most Calgary infills are built on smaller lots with deeper foundations to maximize square footage, and the combination of our clay soil conditions and rapid construction timelines often leads to minor settling in the first 2-3 years.

The horizontal crack pattern specifically above windows indicates the window header (the structural beam above the window opening) is either undersized for the load or the framing lumber has shrunk more than anticipated. Calgary's extremely dry climate causes significant lumber shrinkage - our 15-20% winter humidity levels pull moisture from framing lumber faster than in most Canadian cities. When the header settles or shrinks, it creates a stress concentration point in the drywall directly above the window, resulting in the horizontal crack you're seeing.

Clay soil movement is another major factor in Calgary infills. The Bearpaw clay formation underlying much of Calgary expands and contracts with moisture changes, and newer infills often experience more movement than established homes because the soil hasn't fully stabilized around the new foundation. This is particularly common in newer neighbourhoods like Mahogany, Auburn Bay, and Cranston where infill development is concentrated.

From a **structural perspective**, these cracks are usually cosmetic unless they're wider than a quarter-inch or accompanied by door/window operation problems. However, Alberta's building code requires proper header sizing, so if the cracks are recurring or widening, you may want a structural engineer to assess whether the original framing meets code requirements.

For repair costs in Calgary, expect to pay \$150-400 per crack for professional repair. This includes mesh tape or fibreglass mesh reinforcement, multiple coats of joint compound, sanding, primer, and paint matching. If you have multiple cracks throughout the home, painters often charge \$800-1,500 for a whole-house crack repair package. The key is using **flexible mesh tape rather than paper tape** - Calgary's temperature cycling from chinook winds will cause paper-taped repairs to crack again within a year.

DIY repair is definitely possible if you're comfortable with basic drywall work. Use self-adhesive fibreglass mesh tape, apply thin coats of joint compound, and sand between coats. Prime with a high-quality bonding primer before painting - this is crucial in Calgary's dry climate to ensure proper paint adhesion. Budget \$30-50 in materials per crack.

Professional repair is recommended if the cracks are recurring, if you're seeing multiple cracks throughout the home, or if the cracks are accompanied by other settling signs like doors not closing properly. A professional painter can also assess whether the cracks indicate a larger moisture or structural issue that needs addressing before cosmetic repair. You can browse experienced drywall and painting contractors in the Calgary Construction Network directory to compare local professionals who understand Calgary's unique settling and climate challenges.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Johnny B's Painting
- Mike's Restoration Service
- Calgary Garage Builders Ltd
- Quality count construction Ltd.
- PLATINUM Pool & Spa Services Ltd

[View all contractors ?](#)

How much does it cost to repair and repaint drywall damaged by picture hanging in Calgary?

Repairing and repainting picture hanging damage in Calgary typically costs \$150-400 for professional work, or \$30-80 in materials if you tackle it yourself. The final price depends on the extent of damage, wall texture, and whether you need to match existing paint colours.

Picture hanging damage usually falls into three categories in Calgary homes. Small nail holes and minor scuffs cost \$150-250 to repair professionally, including sanding, filling, priming, and spot painting. Medium damage like torn drywall paper, multiple holes, or anchor pull-outs runs \$200-350. Extensive damage requiring drywall patching, texture matching, and full wall repainting can reach \$300-400 or more. Calgary's dry climate actually works in your favour here — drywall compound and paint cure faster than in humid climates, so repairs can often be completed in one day.

The biggest challenge with picture hanging repairs is colour matching existing paint. Calgary's intense UV radiation causes paint to fade significantly, especially on south and west-facing walls. Even if you have leftover paint from the original job, it may not match the faded wall colour. Professional painters often need to blend the repair into a larger area or repaint the entire wall to achieve an invisible repair. This is why costs can jump from simple patching to full wall repainting.

For DIY repairs, you'll need **spackle or mesh patches** (\$8-15), **primer** (\$12-20), **paint** (\$15-25 for a quart), and basic tools. Small nail holes can be filled with lightweight spackle, sanded smooth when dry, primed with a brush-on primer, and touched up with matching paint. Larger holes need mesh patches or small drywall pieces. The key in Calgary's low humidity is working quickly — spackle and paint dry faster than expected, so keep a damp cloth handy and work in small sections.

Alberta building codes don't apply to cosmetic drywall repairs, but if you're dealing with extensive damage that exposes electrical or plumbing, consider having those systems inspected. For rental properties, check your lease agreement — some landlords require professional repairs to maintain security deposits.

Professional painters in Calgary charge \$75-120 per hour for repair work, with most picture hanging repairs taking 2-4 hours including dry time. They bring colour-matching expertise, proper tools for texture matching, and can often blend repairs invisibly into existing paint. The investment makes sense for prominent walls in main living areas or when dealing with specialty finishes like faux painting or custom colours.

Consider hiring a professional if the damage is on a textured wall (matching spray texture requires special equipment), if you need to match a discontinued paint colour, if the wall has multiple layers of paint that might

contain lead (pre-1980 homes), or if the damage is extensive enough to require drywall replacement. Many Calgary painters offer free estimates for repair work, and you can compare options through the Calgary Construction Network directory to find experienced professionals who specialize in drywall repair and colour matching.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Besademolition
- True North Overhead Doors
- WestAim Construction Ltd.
- Calgary Garage Builders Ltd
- Wise Abatement

[View all contractors ?](#)

Q20

Should I fix all the drywall imperfections before selling my Calgary home or just repaint?

Fix the drywall imperfections before repainting. Calgary's intense natural light and dry climate make wall flaws extremely visible, and buyers in this market expect move-in ready condition. A fresh coat of paint over damaged drywall actually highlights the problems rather than hiding them.

Calgary's elevation and abundant sunshine create harsh lighting conditions that reveal every drywall nail pop, crack, and ding. What might be barely noticeable in a basement suite becomes glaringly obvious in a main floor living room with large south-facing windows. The city's dry climate also causes drywall compound and joint tape to shrink over time, creating visible seams and cracks that worsen with each chinook wind cycle. Simply painting over these issues creates an uneven surface texture that screams "quick flip job" to experienced Calgary buyers.

Professional drywall repair typically costs \$150-400 per room depending on the extent of damage, while a proper skim coat for an entire room runs \$300-800. This investment pays dividends in your sale price and time on market. Calgary buyers, particularly those relocating from Toronto or Vancouver, expect pristine wall surfaces and will often negotiate aggressively or walk away from homes with visible wall imperfections.

The most common Calgary drywall issues include nail pops from thermal cycling, corner bead separation from settling, and hairline cracks along ceiling joints. These problems are easily fixed with mesh tape, quality drywall compound (like CGC Synko or USG), and proper sanding. However, the repair work must be done correctly — poorly feathered patches and visible seams will look worse after painting than before.

For DIY repairs, use a high-quality primer like Benjamin Moore Fresh Start or Sherwin-Williams ProBlock over all patched areas before painting. Calgary's low humidity causes drywall compound to absorb paint differently than the surrounding wall, creating visible "flashing" if you skip the primer step. Sand all repairs smooth with 220-grit paper and apply primer to the entire wall if you have multiple patches.

Consider hiring a professional for extensive repairs or if you're not confident in your finishing skills. A skilled drywall finisher can skim coat an entire room to create a perfectly smooth surface, then apply a high-quality paint system that showcases your home beautifully. The investment typically returns 2-3 times the cost in faster sale time and higher offers, especially in Calgary's competitive neighborhoods like Mount Pleasant, Hillhurst, or the newer communities in Mahogany and Auburn Bay.

If you're planning to tackle this project yourself and need help finding quality materials, most Calgary Home Depot and Rona locations stock professional-grade drywall compounds. For larger projects or if you decide professional help makes sense, you can browse experienced drywall and painting contractors through the Calgary Construction Network directory to compare local options and read reviews from other Calgary homeowners.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Supreme Painting
- G.D.K Drywall LTD.
- Calgary Garage Builders Ltd
- Allure Residential & Commercial inc
- Amar Homes Inc

[View all contractors ?](#)

Q21

How much does it cost to repair hail-damaged interior drywall and repaint in Calgary?

Hail-damaged interior drywall repair and repainting in Calgary typically costs \$8-15 per square foot for minor damage, or \$1,200-3,500 for an average room including materials and labour. The total depends on the extent of damage, ceiling height, and finish quality required.

Calgary's position as Canada's hail capital means interior drywall damage is surprisingly common, especially in homes with skylights, large windows, or roof damage that allows water penetration. Most hail-related interior damage occurs when roof impacts create small punctures or loosen shingles, allowing water to seep through and damage ceilings and walls. The repair process involves cutting out damaged sections, installing new drywall, mudding and sanding joints, priming, and applying two coats of matching paint.

For **minor hail damage** (small holes, water stains, minor texture damage), expect \$8-12 per square foot. This covers patching holes up to 6 inches, skim coating water-stained areas, and spot priming before repainting.

Moderate damage requiring full drywall replacement runs \$12-15 per square foot, including new drywall installation, full joint treatment, texture matching, and complete room repainting. **Severe damage** with structural issues or extensive water damage can reach \$20+ per square foot and may require mould remediation.

Alberta's insurance regulations typically cover hail damage under comprehensive homeowner policies, but you'll need proper documentation. Take photos immediately after storms, get professional damage assessments, and keep all repair receipts. Many Calgary contractors are experienced with insurance claims and can work directly with adjusters. The key is addressing damage quickly — Calgary's dry climate can hide moisture problems until mould develops in wall cavities.

Practical repair considerations include matching existing texture patterns (common Calgary textures include orange peel, knockdown, and popcorn), colour matching existing paint (Calgary's intense UV light fades interior paint near windows), and timing repairs during low-humidity months when joint compound cures properly. Professional texture matching is crucial — DIY texture repairs rarely blend seamlessly with existing finishes.

DIY feasibility depends on damage extent and your skill level. Homeowners can handle small patches (under 4 inches) using mesh patches and lightweight joint compound, followed by primer and paint touch-ups. However, **hire professionals for** ceiling damage (safety concerns with ladders), large holes requiring drywall cutting and installation, texture matching on prominent walls, insurance claim work requiring documentation, and any situation involving potential mould or structural damage. Professional repairs come with warranties and proper insurance documentation that protects your claim.

The repair timeline typically runs 3-5 days: day one for demolition and new drywall installation, days two and three for mudding and sanding (multiple coats with drying time), and days four and five for priming, painting, and final touch-ups. Calgary's low humidity actually helps with drying times but requires careful moisture management during the mudding process.

If you're dealing with hail damage and need qualified drywall and painting contractors, the Calgary Construction Network directory can help you compare local professionals who understand insurance requirements and Calgary's unique repair challenges.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Royland Stucco
- Hebron Painting
- The Original Workshop
- Greenstone landscaping solutions
- Paysons Painting

[View all contractors ?](#)

Can a Calgary painter fix small drywall holes or do I need a separate drywall contractor?

Most professional painters in Calgary can handle small drywall repairs as part of their standard service, including nail holes, small dings, hairline cracks, and holes up to about 4 inches in diameter. This is actually expected in the Calgary market — very few homes have perfect walls, and good painters know that proper surface preparation is essential for a quality finish, especially given Calgary's dry climate that can cause minor settling cracks and nail pops.

What Calgary painters typically handle: Standard drywall repairs include filling nail holes and small screws with lightweight spackle, patching holes up to 4 inches using mesh patches or small drywall pieces, fixing hairline cracks that develop from house settling (common in Calgary's clay soil conditions), smoothing minor texture inconsistencies, and priming all repaired areas properly. Most painters carry basic repair materials and factor small repairs into their standard prep work. For holes larger than a toonie but smaller than your fist, painters typically use mesh patches with joint compound, sand smooth, and prime before painting.

Calgary's extreme temperature swings from chinook winds cause houses to expand and contract more than in stable climates, leading to frequent minor drywall cracks and nail pops. Professional painters understand this and include crack filling in their standard prep process. However, they'll also identify whether cracks indicate ongoing structural movement that needs addressing before painting.

When you need a drywall specialist: Hire a dedicated drywall contractor for extensive damage like large holes (bigger than 6 inches), water damage requiring drywall replacement, major texture matching on textured walls, full room re-texturing, or structural repairs where studs or insulation are visible. If you have multiple large holes or damage covering more than 20% of a wall surface, a drywall contractor will be more efficient and cost-effective than having a painter spend days on repairs.

Alberta considerations: Any electrical work exposed during drywall repair must be handled by a licensed electrician — painters cannot touch electrical components. If repairs reveal mold or extensive moisture damage, proper remediation is required before painting can proceed.

Practical approach: When getting painting quotes, be upfront about existing damage. Most painters will include minor repairs in their base price but charge extra for extensive work. Expect to pay \$25-50 per small hole repair, \$75-150 for larger patches requiring mesh or backing material. If repair costs exceed \$500, consider getting a separate drywall quote.

Professional recommendation: For standard interior repaints with typical minor damage, let your painter handle the repairs — they'll ensure proper priming and integration with the paint job. For major damage or if you're unsure about the extent of repairs needed, consult both a drywall contractor and painter to compare approaches and costs.

If you're looking for painting contractors in Calgary who can handle both repairs and painting, the Calgary Construction Network directory includes professionals experienced with Calgary's unique climate challenges and typical home maintenance needs.

Looking for experienced contractors? The Calgary Construction Network connects homeowners with qualified professionals:

- Turnbull masonry
- Jk Stucco
- ProPainting Solutions Inc
- Upper Cut Landscaping LTD
- Durable Decks

[View all contractors ?](#)

Disclaimer: This guide is provided for informational purposes only by Calgary Paint Contractors. It does not constitute professional advice. Always consult qualified, licensed contractors and your local building authority before starting any painting project. Information is current as of April 5, 2026 and may change. Visit calgarypaintcontractors.com for the latest answers.