

Buyer's Checklist: Multi-Generational Home (Calgary)

Use this to evaluate homes with secondary suites, in-law setups, or backyard-suite potential.

1) Fit and futureproofing

- Household plan (who lives where; independence needed).
- Privacy requirements (separate entrance/kitchen/laundry).
- Accessibility (main-floor bedroom; step-free options).
- Noise tolerance and expectations between levels/units.
- Budget for upgrades or suite legalization (if applicable).

2) Suite status and documentation

- Check the City of Calgary Secondary Suite Registry (save a screenshot).
- Request permit numbers/approvals for suite work and renovations.
- If not registered, treat as "suite present / suite potential" until verified.
- Collect invoices/reports for electrical, plumbing, and HVAC (if available).

3) Layout separation (walk-through)

- Entrances: clear, safe, and practical for daily use.
- Living essentials meet needs for both households.
- Laundry: separate vs shared; location and access.
- Storage for both households (pantry/coats/seasonal).
- Parking plan for two households; lane access if needed.

4) Safety and comfort basics

- Smoke and CO alarms present and functional.
- Bedroom egress/escape window suitability (as applicable).
- No signs of water intrusion or persistent moisture odors.
- Heating/cooling comfort; ventilation fans work properly.
- Electrical panel capacity and overall quality of work



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5) Backyard-suite feasibility (if applicable)

- Lane access and constraints (utilities, easements, trees, overhead lines).
- Room for access and servicing without major rework.
- Confirm land use district rules and permitting path with the City.
- Understand parking impacts and outdoor space trade-offs.

6) Financial and insurance due diligence

- Confirm insurance coverage for multi-generational/suite use.
- Utility approach (one account vs split) and realistic costs.
- If expecting income: verify rent, lease terms, and tenant status in writing.
- Resale reality: ensure the setup appeals beyond your family.

Disclaimer: For general information only; not legal, code, permitting, or real estate advice. Verify suite status, permits, and compliance with the City of Calgary and qualified professionals. No responsibility is accepted for reliance on this checklist.