

## Relocations (Buyers • Calgary)

### Quick start

- Lock your timeline: arrival, school start, lease end, preferred possession.
- Shortlist neighbourhoods by commute, schools, lifestyle before touring.
- Set up remote due diligence: virtual tour + inspection + lawyer plan.

### A. Neighbourhood fit (fast but smart)

- Confirm commute time at peak hours (work/schools).
- Confirm amenities: groceries, clinics, parks, recreation, transit access.
- Confirm noise/traffic patterns and future development risk.
- Confirm realistic resale appeal for your time horizon.

### B. Touring efficiently (virtual/in person)

- Video walk-through for layout flow and natural light at different times of day.
- Request exterior context: street, parking, lane, nearby commercial/industrial uses.
- Confirm measurements for key furniture and moving logistics.

### C. Due diligence from a distance

- Schedule inspection early; relocation timelines compress decision windows.
- Review disclosures, RPR (if available), and known issues thoroughly.
- If condo: reserve fund, bylaws, move-in fees, elevator booking rules.

### D. Offer structure and logistics

- Align possession with movers/temporary housing; avoid costly gaps.
- Confirm remote signing requirements and closing logistics with lawyer and lender.
- Confirm internet availability for WFH and any telecom restrictions (condos).



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### E. Move-in readiness

- Plan "day one": lock change, smoke/CO checks, filters, cleaning, immediate repairs.
- Build a local service list (HVAC, plumber, electrician) for fast support.

### Disclaimer

***This checklist is general information only. Relocation purchases involve timing and logistics risks; verify all material facts through inspections, documents, and qualified professionals.***