

Relocations (Sellers • Calgary)

Quick Start

- Build a listing-to-possession timeline aligned with your move.
- Declutter and pre-pack early to stage properly.
- Prepare for flexible showings; out-of-town buyers move quickly.

A. Timeline and strategy

- Decide if you need flexible possession or rent-back; price accordingly.
- Set a non-negotiable prep plan: repairs, staging, photography deadlines.
- Plan contingency if your next home closing shifts (bridging/temporary housing).

B. Presentation under time pressure

- Declutter aggressively; remove excess furniture to open sightlines.
- Fix high-visibility items: paint touch-ups, lighting, hardware, curb appeal.
- Deep clean and photograph when home is most "show ready."

C. Documentation

- Service records/receipts for roof, furnace, windows, major repairs.
- If condo: order docs early to prevent delays for remote buyers.
- Clear inclusions/exclusions list (avoid last-minute disputes).

D. Showings and negotiation

- Create showing windows and keep home consistently ready.
- Plan pet/child logistics; reduce friction for buyer tours.
- If you'll be out of town, set remote signing and communication process early.



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