

Relocations (Buyers) • Calgary)

Quick Start

- Confirm priorities beyond size: privacy, views, lot quality, long-term livability.
- Budget operating costs and replacement cycles (roof/HVAC/windows/landscaping).
- Plan specialty inspections for complex systems.

A. Valuation and fit

- Evaluate SOLD comps carefully; unique features distort pricing and DOM.
- Assess replacement cost vs market value (some luxury upgrades don't fully translate).
- Confirm neighbourhood controls: setbacks, design guidelines, HOA restrictions.

B. Systems and features to verify

- HVAC complexity: multi-zone, in-floor heat, hydronic, humidification, controls.
- Electrical: service size, subpanels, generator, EV charging, surge protection.
- Smart home/security: what is owned vs subscription; transfer process.
- Envelope: premium windows/cladding/balconies—inspect detailing and drainage.
- Specialty amenities: elevators, pools/spas/saunas, wine rooms—service history and condition.

C. Documentation and permitting

- Permits/final inspections for additions, major renovations, specialty installations.
- Drawings/specs where available to understand systems and construction.
- Confirm any warranties and vendor service contracts (transferability).

D. Inspection and risk management

- Bring specialists when needed (envelope/HVAC/pool/elevator/automation).
- Review drainage/grading thoroughly (landscaping can hide water issues).
- Confirm security/privacy implications and safe showing practices.



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E. Offer terms

- Clarify inclusions for custom fixtures, built-ins, high-end appliances, outdoor kitchens.
- Don't compress conditions on complex homes; protect inspection and document review time.
- Plan a professional handover for systems and controls.

Disclaimer

This checklist is general information only and not legal, financial, or building advice. Luxury properties often involve complex systems and unique terms; verify all facts through qualified professionals.