

# First Time Home Buyers (Buyers • Calgary)

## Quick start

- Confirm your total budget including closing costs and a first-year maintenance reserve.
- Choose your property type based on lifestyle and upkeep (not just price).
- Use conditions properly: financing, inspection, condo docs, and title review.

## A. Budget and real monthly cost

- Mortgage payment + property tax + insurance + utilities + internet (estimate total monthly).
- Add condo fees (if applicable) and understand what they cover.
- Budget closing costs: legal fees, inspection, title insurance, adjustments, moving.
- Build a maintenance reserve (even \$100–\$300/month matters for surprise repairs).

## B. Choosing the right property type

- Condo: rules and fees—review bylaws, reserve fund, special assessment risk.
- Townhouse: shared responsibilities—confirm what condo covers vs owner covers.
- Detached: higher control—also higher maintenance (roof, furnace, yard, snow).
- New build: warranties—confirm what's included at possession and deficiency process.

## C. Showing checklist (what to notice)

- Street and neighbours: parking, traffic noise, lighting, sidewalks in winter.
- Layout and storage: closet space, entry drop zone, pantry, laundry practicality.
- Natural light and ventilation: stuffy rooms can signal issues.
- Water risk: basement smell, staining, new paint patches in suspicious areas.
- Windows/doors: open/close easily; drafts and condensation clues.
- Kitchen/baths: check under sinks, around tubs/showers for leaks/mould.
- Mechanical: approximate age of furnace/HWT; ask for service history.



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## D. Due diligence before you firm up

- Home inspection scheduled and attended (ask questions during inspection).
  - Review disclosure, RPR (if available), and title search via lawyer.
  - Confirm property taxes and ask for typical utility bills.
  - If condo: read condo docs, reserve fund, AGM minutes, bylaws, restrictions.
  - Ask: what major components are near end-of-life (roof, windows, furnace)?
- E. Offer terms that protect you
- Financing condition adequate for lender appraisal and document timing.
  - Inspection condition long enough to complete specialty checks if needed.
  - Clear inclusions: appliances, window coverings, mounts, garage items, keys/remotes.

## F. Move-in readiness

- Change locks on possession; test smoke/CO; replace furnace filter.
- Plan initial tasks: deep clean, minor repairs, emergency shutoff locations.
- Set up utilities and insurance effective possession day.

## Disclaimer

***This checklist is for general information only and is not legal, financial, or professional building advice. Verify all material facts through inspections, documents, and qualified professionals. No responsibility is accepted for reliance on this checklist.***