

## **Free Checklist: 10 Things to Check Before Buying a Condo in Calgary**

### **1. Review Condo Documents and Financials**

- Bylaws including pets, rentals, age restrictions, renovations
- Reserve fund study and audited financials
- Annual budget and fee allocation
- Recent board meeting minutes

### **2. Evaluate Condo Fees**

- Current monthly fee amount
- Services included such as heat, water, insurance, maintenance
- History of increases over the last three to five years

### **3. Confirm Special Assessment History**

- Past assessments within the last ten years
- Any planned or pending cash calls for major repairs

### **4. Check Building Age and Construction**

- Year built and construction type such as wood frame or concrete
- History of major repairs including roof, parkade, exterior
- General condition of common areas and amenities

### **5. Assess Noise and Privacy Factors**

- Soundproofing quality in relation to construction type
- Proximity to elevators, stairwells, or busy roads
- Evidence of common complaints such as footsteps, barking, cooking smells

### **6. Confirm Parking and Storage**

- Titled parking stall rather than assigned
- Stall location and accessibility
- Availability of storage lockers

### **7. Evaluate Unit Positioning and Exposure**

- Avoid units facing busy roads, dumpsters, or above parkade entrances
- Prefer top floor or corner units for resale value
- Consider natural light and sun exposure

## **8. Review Rental and Short Term Rental Rules**

- Percentage of units currently rented
- Restrictions on Airbnb or other short term rentals
- Limits on total number of rental units allowed

## **9. Verify Title and Legal Records**

- Land title and condominium additional plan sheet reviewed
- Confirm no liens, caveats, or encumbrances on the property

## **10. Assess Neighbourhood and Lifestyle Fit**

- Walkability to CTrain, shops, restaurants, and river pathways
- Safety and availability of local amenities
- Demand and resale strength in popular areas such as Beltline, Mission, Kensington, Seton, and Mahogany

## **Bonus Tip**

Always run condo fees through your mortgage pre approval. A six hundred dollar monthly fee can significantly reduce how much you qualify for in Calgary.

Newsletter CTA Box: Download your free checklist: 10 Things to Check Before Buying a Condo in Calgary.