



CALGARY / AIRDRIE / CHESTERMERE

IMPRESSION REAL ESTATE LTD.

RELOCATING TO CALGARY GUIDE

Compare clearly. Move confidently. Feel at home.

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START HERE

Five clear steps.

Each step supports the next - from planning your move to feeling settled after possession.

RELOCATING TO CALGARY GUIDE

The relocation journey.

01

Plan

Define the timing, budget, work location, daily priorities and housing needs.

02

Compare

Evaluate Calgary, Airdrie and Chestermere using the same practical criteria.

03

Search

Use targeted alerts, remote tours, builder access and a focused visit plan.

04

Purchase

Complete financing, due diligence, the offer, legal closing and possession.

05

Settle

Coordinate utilities, documents, transportation, schools and local services.

STEP 01 / PLAN

Build the move around your real life.

Start with the decisions that shape every search: where you need to be, how you spend your time, what the home must support and when the move needs to happen.

01 / TIMELINE

Confirm employment dates, current-home commitments, travel, temporary housing and the preferred possession window.

02 / WORK AND COMMUTE

Map regular destinations, working hours, parking, transit access and how often the trip must be made.

03 / HOUSING BUDGET

Set purchase, monthly-cost, closing-cost and moving limits before comparing neighbourhoods.

04 / HOME REQUIREMENTS

Separate essential needs from preferences across size, layout, parking, outdoor space, condition and property type.

05 / DAILY ROUTINE

Identify the services and activities you use often and the travel time you are willing to accept.

06 / FUTURE FLEXIBILITY

Plan for likely changes in employment, household needs, remote work, vehicles and resale timing.

Impression will turn these priorities into a clear search brief, including areas to compare, suitable property types, non-negotiables and the questions to answer before you travel.

STEP 02 / COMPARE

Compare Calgary, Airdrie and Chestermere.

Each city offers different housing choices, travel patterns and municipal services. Compare the locations using your actual routine instead of relying on a general label.

CALGARY

The broadest range of established and new communities, property types and in-city amenities. Calgary Transit operates bus and CTrain service; access and travel time vary by address.

AIRDRIE

A city north of Calgary with established and developing neighbourhoods. Airdrie Transit provides local service plus routes to specific Calgary and Rocky View locations.

CHESTERMERE

A city east of Calgary with lake-oriented, established and developing neighbourhoods. Review driving routes, municipal services, local transportation and property-specific costs.

USE THE SAME QUESTIONS

- How long is the trip to work, school, recurring appointments and the airport at the times you travel?
- Which property types, price ranges and new-build opportunities fit the complete budget?
- Which municipal, transit, recreation, utility and waste services apply to the exact address?
- What future roads, construction, schools, commercial areas or development may affect daily life?

Test the commute personally whenever possible. A route that looks short on a map can feel very different by direction, departure time, weather and construction.

SOURCES: CALGARY TRANSIT; AIRDRIE TRANSIT; CITY OF CHESTERMERE MUNICIPAL SERVICES.

STEP 02 / COMPARE

Choose a community with evidence.

The right community is the one that supports your priorities at the complete cost of ownership. Verify the exact address because boundaries and services can change.

01 / COMMUTE

Test normal routes, peak-hour travel, winter alternatives, parking and work-from-home requirements.

02 / SCHOOLS

Use the official address-based school locator and confirm designation, program, registration and transportation directly.

03 / TRANSIT

Check walking distance, route frequency, transfers, service hours and future plans using official trip tools.

04 / DAILY SERVICES

Map groceries, recreation, health services, parks and other destinations you expect to use regularly.

05 / COMPLETE COST

Compare property taxes, homeowner or condo fees, utilities, insurance, transportation and maintenance.

06 / FUTURE CHANGE

Review municipal plans, nearby construction, road projects, future phases and vacant or redevelopment sites.

School designation is address- and program-specific and may not be the closest building. Confirm current information directly with the applicable school authority before relying on it.

SOURCE: CALGARY BOARD OF EDUCATION FIND A SCHOOL TOOL AND APPLICABLE LOCAL SCHOOL AUTHORITIES.

STEP 02 / COMPARE

Match the property type to the move.

The same budget can create very different ownership experiences. Compare space, maintenance, fees, location, parking, future flexibility and resale appeal together.

Detached home

More private space and control, with full responsibility for exterior maintenance, systems and the lot.

Semi-detached or duplex

A balance of space and price; review party-wall, title, maintenance and utility arrangements.

Townhome

Often lower exterior upkeep; confirm condominium structure, fees, parking, bylaws and reserve planning.

Apartment condo

Location and lower maintenance may be priorities; review documents, insurance, fees and special assessments.

New build

More design choice and warranty coverage, with deposits, longer timelines, GST treatment and construction risk.

Suited property

May support flexible living or rental income; verify permits, registration, parking, access and financing treatment.

COMPARE BEYOND THE PRICE

- Immediate repairs, renovations, appliances and window coverings.
- Condo or homeowner fees, insurance, utilities and seasonal maintenance.
- Transportation costs and the value of time spent travelling.

Use the property type that supports your routine now while leaving reasonable flexibility for the next stage.

STEP 03 / SEARCH

Prepare the financing before the trip.

Relocation can change employment, income documents, liabilities, down-payment timing and closing logistics. Give the lender the full move plan early.

- 01

Explain the move

Share the origin, destination, employment start date, probation details, expected possession and whether another property will be kept or sold.
- 02

Confirm the income file

Ask how salary, variable income, self-employment, relocation benefits or a new employment contract will be treated.
- 03

Document the funds

Prepare statements showing the down payment, deposit, sale proceeds, gifts and transfers required by the lender.
- 04

Build the full budget

Include closing costs, inspections, legal fees, travel, moving, temporary housing, utility deposits and immediate work.
- 05

Protect final approval

Avoid new debt, missed payments, employment changes and unexplained transfers before closing.

IMPORTANT

A pre-approval is not final approval. The lender must still approve the completed borrower file, property, appraisal and closing documents.

STEP 03 / SEARCH

Search remotely without losing context.

A focused remote process should reduce surprises before travel. Use consistent evidence, clear documentation and a short list built around the relocation brief.

01 / MLS ALERTS

Impression will set personalized alerts for suitable Calgary, Airdrie and Chestermere listings.

02 / BUILDER ACCESS

Review new communities, quick possessions, inventory homes, incentives, specifications and timelines.

03 / PROPERTY SCREENING

Compare price, condition, location, layout, resale potential and visible concerns before scheduling a tour.

04 / VIDEO TOURS

Use live walkthroughs to test flow, finishes, views, street context and questions that listing media cannot answer.

05 / MARKET COMPARISONS

Review recent sales and current competition before deciding whether a property belongs on the short list.

06 / VISIT PLAN

Group priority homes and communities into an efficient route with time to revisit the strongest options.

A remote tour helps narrow the search, but it should not create false certainty. Use independent inspections, document review and property-specific professional advice before removing conditions.

STEP 04 / PURCHASE

Coordinate the offer across the distance.

A relocation offer needs the same careful due diligence as a local purchase, plus a clear plan for deposits, signatures, inspections, legal work and possession access.

- 01

Prepare the client file

Impression will collect legal names, contact details, occupation and acceptable identification for the required client records.
- 02

Write the offer

Confirm price, deposit, inclusions, possession, expiry, financing, inspection and other property-specific conditions.
- 03

Complete due diligence

Arrange lender review, inspection, condominium documents and any legal, title, survey or specialist review in the agreement.
- 04

Coordinate legal closing

Select an Alberta lawyer, confirm signing requirements and obtain the exact funds and documents required.
- 05

Plan possession access

Confirm the final walkthrough, key release, travel, insurance, utilities and who can attend if you are delayed.

Ask the lawyer early whether signing can be completed remotely and which original documents, identification or witnessing arrangements are required for your circumstances.

STEP 05 / SETTLE

Make possession part of the moving plan.

Build the moving schedule around confirmed legal possession, not only the estimated date. Keep travel, temporary housing and storage flexible until timing is firm.

SIX TO EIGHT WEEKS BEFORE

- Book movers or containers, compare insurance and review cancellation or date-change terms.
- Prepare school, employment, medical, identification and pet records that may be needed after arrival.
- Plan travel, temporary accommodation, storage and the first-night essentials box.

TWO TO THREE WEEKS BEFORE

- Confirm the lawyer appointment, closing funds, insurance and the final walkthrough plan.
- Set up electricity and natural gas early; the Alberta Utilities Consumer Advocate recommends allowing at least two weeks when possible.
- Arrange municipal water, waste information, internet, mail forwarding and address changes.

POSSESSION AND ARRIVAL

- Complete the final walkthrough, confirm keys and controls, record meter readings and photograph condition.
- Keep identification, closing documents, insurance, contacts, medications and essential tools accessible.

Do not schedule movers to enter before your lawyer confirms possession and key release. Closing timing can change during the day.

SOURCE: ALBERTA UTILITIES CONSUMER ADVOCATE - RESOURCES FOR MOVING CLIENTS.

STEP 05 / SETTLE

Complete the first-month essentials.

Administrative requirements depend on where you moved from and your individual circumstances. Use current provincial, municipal and school-authority instructions.

01 / HEALTH COVERAGE

If moving from another province or territory and intending to live in Alberta for at least one year, apply for AHCIP within 3 months of arrival.

02 / DRIVER LICENCE

When moving from elsewhere in Canada, exchange the current licence for an Alberta licence within 90 days, subject to eligibility and document requirements.

03 / VEHICLE AND INSURANCE

Confirm vehicle registration, Alberta insurance, inspections if applicable and address changes through official registry services.

04 / SCHOOLS

Use the official address-based locator, contact the applicable board and complete registration and transportation steps.

05 / UTILITIES

Confirm electricity, natural gas, municipal water, waste, internet and the first billing dates for the exact address.

06 / LOCAL SERVICES

Save municipal service contacts, review transit tools, locate health services and explore recreation, library and newcomer resources.

International moves have different immigration, health, licensing, credential and document requirements. Confirm the applicable federal and provincial process for every household member.

SOURCES: GOVERNMENT OF ALBERTA MOVING TO ALBERTA; CITY OF CALGARY NEWCOMER RESOURCES.



LOCAL INSIGHT. BUILDER ACCESS. CLEAR GUIDANCE.

Ready to make the Calgary region home?

Start with a clear conversation about your timeline, budget, regular destinations and the type of home you want to find.

ABOUT ME



Samneet Oberoi

Real estate, built around people and potential.

I chose real estate because I've always enjoyed helping people recognize the potential in a property - whether it's a place to call home, a renovation opportunity, or the foundation for a future development.

As a real estate agent with CIR Realty, I help buyers, sellers, investors, and builders throughout Calgary, Airdrie, and Chestermere. From first-time buyers and growing families to pre-construction properties, spec homes, renovation opportunities, inner-city multiplex projects, and lots for custom builds, I provide knowledgeable guidance across many areas of the market.

In just over two years, I've helped my clients complete more than \$25 million in real estate transactions, helped over 40 families find their home or dream project, and earned membership in CIR Realty's Executive Platinum Club. These achievements reflect the trust my clients place in me and my commitment to delivering attentive, dependable service.

My approach is built around listening carefully, communicating honestly, and understanding what matters most to each client. My goal is to make every real estate experience clear, comfortable, and well-informed while helping my clients make the right decision for their future.

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This guide is general information, not legal, financial, tax, immigration, school-placement, transportation or municipal advice. Markets, financing, services, routes, boundaries and requirements change. Confirm current property-specific details with the applicable lender, lawyer, inspector, insurer, municipality, school authority, registry and other qualified professionals.