



First-time Home Buying Guide

Homes by
Rishabh



A friendly, step-by-step roadmap
for first-time homebuyers in Calgary, Alberta

This guide is for educational purposes only, specific to Calgary, Alberta.
It should not be considered legal or tax advice.



7-Step Roadmap

1 Get Pre-approved

Know your budget before you shop.

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2 Shortlist Neighbourhoods

Pick 3–5 fits based on commute, schools, amenities.

3 Tour Homes & Refine

Explore your options; update must-haves vs. nice-to-haves.

4 Know the value

I'll prepare a CMA so we understand fair market value.

5 Writing an Offer

I suggest putting a conditional offer to protect you.

6 Satisfy conditions

After the offer acceptance, we need to put a refundable deposit, get the Home Inspection, Financing, Appraisal (if required), Condo Docs Review (if applicable); before the deal becomes firm.

7 Closing Day

I'll take you for a final walkthrough before the closing. You will then sign the necessary paperwork and deposit the remaining down payment with the lawyer. It is ideal to set up insurance & utilities in advance. On the closing day, I will hand over the keys to your new home.



1 Emergency fund

It is suggested to put 3–6 months of post-purchase expenses aside.

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2 Cash on hand

At least 5% saved for down payment + closing costs (typically 2-3% of the purchase price).

3 Job stability

Your employment/income feels secure for the next 12+ months.

4 Credit health

Reasonable credit history and habits.

5 Life events

No major changes expected during the purchase window.



Your Team (who does what)

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1 REALTOR®

I will be there to guide you every step of the way—helping you find the right home, understand the market, handle paperwork, negotiate the best deal, and connect you with trusted professionals until you get your keys.

2 Mortgage Agent

A mortgage agent helps you figure out how much you can afford, shop around for the best mortgage rates and options, guide you through the approval process, and make sure financing goes through smoothly until closing day.

3 Home Inspector

A home inspector gives you the peace of mind by inspecting the home's condition—looking at the structure, roof, plumbing, electrical, and more, so you know about any issues before you buy and can make an informed decision.

4 Condo Doc Reviewer

A condo document reviewer helps you understand the health of the building and point out red flags, such as financial issues or upcoming repairs, so you know exactly what you're getting into.

5 Real Estate Lawyer

A real estate lawyer makes sure all the legal paperwork is done right, reviews contracts, handles the transfer of funds, and protects your interests to make the process smooth and secure.



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TREC
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Get in touch today!

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