



REAL ESTATE

BUYER HANDBOOK

By Julia Purdy

Realtor® —TREC — The Real Estate
Company

Every Home Tells a Story.
Your Next Chapter Starts Here.

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- 01 Understanding the Calgary Market –** Explore Calgary's housing trends, community growth, and where to find the best value.
- 02 Preparing to Buy –** Get pre-approved, set your budget, and plan your home search with confidence..
- 03 The Buying Process Step-by-Step –** Understand offers, negotiations, and key steps from search to possession.
- 04 Exploring Calgary's Communities –** Discover top neighbourhoods in Calgary..
- 05 Contract Signing & Payment Terms –** Once your offer has been accepted, the next step is signing the contract and confirming all payment details.
- 06 Possession & Move-In –** The big day has arrived, and it's time to take possession and start your new chapter.

Table of Contents



GREETINGS!

Welcome

Thank you for downloading my Calgary Homebuyer's Handbook! Whether you're a first-time buyer, upsizing, or relocating to our beautiful city, I'm here to guide you through every step with confidence and clarity.

About Me

My name is Julia Purdy, and I'm a proud Calgarian born and raised. This city has always been home, from its friendly communities and mountain views to its growing energy and opportunity. I've seen Calgary evolve and know what makes each neighbourhood unique.

My Journey

Before real estate, I built a career rooted in entrepreneurship and customer service, leading wellness brands and working with people to create balance, value, and connection. That same passion for helping others now drives my work in real estate.

Why Real Estate

For me, real estate is more than just buying or selling homes. It's about helping people move into their next chapter. Every client has a story, and I love being part of that moment when they find the place that truly feels like "home".

Why Work With Me

I bring a calm, organized, and strategic approach to every transaction, one built on genuine relationships and trust. My goal is to make your experience seamless by combining local market expertise with clear communication and sincere care, so you feel informed, confident, and supported from start to finish..



UNDERSTANDING THE CALGARY MARKET

Calgary's real estate market is as dynamic as the city itself, shaped by community growth, lifestyle shifts, and the strength of Alberta's economy. Whether you're drawn to the vibrant energy of the inner city, the family-friendly charm of the suburbs, or the peaceful pace of surrounding towns, each area offers something truly unique.

Finding the right community is about more than just location — it's about discovering where your family and lifestyle truly belong. Peaceful Park offers a calm yet connected way of living — a place where nature, comfort, and convenience come together.

Whether you're drawn to quiet tree-lined streets, family-friendly parks, or nearby amenities that make daily life effortless, each community has its own distinct charm. As your trusted real estate guide, I'll help you understand local pricing trends, neighborhood values, and hidden opportunities so you can make confident, informed decisions about your next home.

As a born-and-raised Calgarian, I bring local insight that goes beyond listings and numbers, helping you understand market trends, pricing patterns, and neighborhood value so you can make confident, informed decisions. Together, we'll explore where your lifestyle, budget, and future goals align to find the home that's truly the right fit.



PREPARING TO BUY

Before you start your home search, it's important to build a strong foundation. This is the stage where we get your finances, goals, and priorities aligned so you can move forward with confidence.

Start by reviewing your budget and connecting with a trusted mortgage specialist to get pre-approved. Knowing your price range not only strengthens your offer but also helps you focus on homes that truly fit your needs. Next, think about your must-haves from location and layout to lifestyle and long-term plans.

I'll guide you through every step, connecting you with experienced mortgage brokers, lawyers, and home inspectors so you have a professional team on your side. With the right preparation, buying your home becomes a clear, organized, and exciting process.



03

The Buying Process

01

Start Your Search

We'll begin by exploring listings that fit your lifestyle, budget, and goals — from vibrant inner-city condos to family homes in Calgary's surrounding communities.

02

Book Showings

Once we find homes that stand out, I'll arrange private viewings so you can get a real feel for each property and compare what's most important to you.

03

Make an Offer

When you're ready, I'll guide you through writing a strong, competitive offer — including price, conditions, and possession terms that work in your favor.

04

Complete Due Diligence

After your offer is accepted, we'll take care of inspections, financing, and any required documents to ensure everything is in order before closing.

05

Possession & Move-In

On possession day, you'll receive the keys to your new home! I'll be there to make sure the transition goes smoothly and that you're fully supported every step of the way.





Contract Signing

Once we've reviewed the offer details and you're ready to move forward, we'll finalize your purchase contract. I'll walk you through every section from inclusions and conditions to timelines so you feel confident and fully informed about what you're signing. I'll also coordinate directly with your mortgage broker and lawyer to ensure everything is completed accurately and on time

04

CONTRACT SIGNING & PAYMENT TERMS

Payment Terms & Next Steps

Your deposit, down payment, and closing costs are key parts of the homebuying process. I'll help you understand when each payment is due, how it's handled, and what to expect on closing day. By working closely with your lender and legal team, I'll ensure all funds are transferred securely so your possession goes smoothly and stress-free.



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I'll ensure your closing documents, keys, and final walkthrough are all in order before you move in.

The big day has arrived, the moment when everything comes together, and you step into your new home. Beforehand, I will make sure every detail is handled: confirming documents, coordinating with your lawyer and lender, and ensuring the home is ready for you.

From there, I'll provide helpful moving checklists, trusted local service connections, and post-move support to make your transition seamless. My goal is to ensure you don't just move into a house, you move confidently into the next chapter of your life.

As your Calgary REALTOR®, I stay connected even after the sale, offering ongoing market insights, renovation contacts, and homeownership advice to help you feel grounded in your new community and grow your investment.



Let's Connect!
I'm excited
to guide you through this
journey.

Let's make your home goals
a reality with professionalism,
integrity, and a personal touch
that reflects
the spirit of Calgary.

Keep in touch

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