

## PROPERTY INFORMATION

ADDRESS OF PROPERTY	2 4726 17 Ave NW
CITY /TOWN	Calgary
DATE OF COMPLETION	November 21, 2019
CUSTOMER NAME / COMPANY	Tara Molina - RE/MAX Real Estate (Central)

## TOTAL MEASUREMENTS (RMS)

MAIN LEVEL	564 SqFt	BASEMENT - DEVELOPED	411.72 SqFt
FIRST FLOOR	580.12 SqFt	BASEMENT - UNDEVELOPED	88.11 SqFt
SECOND FLOOR	427.42 SqFt		
<b>TOTAL ABOVE GRADE</b>	<b>1571.54 SqFt</b>	<b>TOTAL BELOW GRADE</b>	<b>499.83 SqFt</b>

### MAIN LEVEL

KITCHEN	9'6" x 1'8"
DINING ROOM	8'1" x 8'6"
LIVING ROOM	9'3" x 12'0"
ENTRANCE	4'1" x 4'6"
MUD ROOM	3'10" x 4'1"

### FIRST FLOOR

BEDROOM 2	10'3" x 10'7"
BEDROOM 3	13'4" x 14'3"
LAUNDRY ROOM	2'8" x 4'11"

### SECOND FLOOR

MASTER BEDROOM	14'9" x 15'3"
----------------	---------------

### BASEMENT / LOWER LEVEL

FAMILY ROOM	10'7" x 13'6"
BEDROOM 4	8'4" x 15'0"

### BATHROOMS

5 PIECE ENSUITE	SECOND FLOOR
4 PIECE ENSUITE	FIRST FLOOR
4 PIECE	FIRST FLOOR
4 PIECE	BASEMENT
2 PIECE	MAIN

### EXTERIOR

BALCONY	6'0" x 18'9"
GARAGE TOTAL AREA - INTERIOR	186.76 SqFt
GARAGE - INTERIOR	9'11" x 18'10"

Disclaimer: All measurements provided follow the RMS and are completed and fully insured by Red Dot Services. Measurements are intended for use only by the purchaser of this document and measurement insurance is considered void without payment and/or if altered in any way. Below grade area includes developed and non-developed areas. For more information on the RMS standards, please visit <https://www.reca.ca>

