



## Property / Order Information

Order Address - 2208 31 Avenue SW

City / Town - Calgary, Alberta

Date Completed - December 9, 2019

Customer Name - Nick Sherby

Company Name - SNG Development Group Inc.

Exterior Wall Thickness - 2 x 6

Measurement Procedure - RECA RMS // Detached

info@urbanmeasure.com

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403.827.4420 | 587.598.4420

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## Exterior Total Measurements (RMS)

Main Level (AG) - 1147.42 Sq.Ft. / 106.59 m2

Upper Level (AG) - 1231.99 Sq.Ft. / 114.45 m2

Total Above Grade RMS Size - 2379.41 Sq.Ft. / 221.04 m2

"Total Above Grade RMS Size"  
to be used within your MLS® system

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AG - Above Grade Level  
BG - Below Grade Level

Basement Developed Area (BG) - 910.25 Sq.Ft. / 84.56 m2

Total AG/BG Developed Area - 3289.66 Sq.Ft. / 305.60 m2

## Room Dimensions // Main Level

Dominant Ceiling Height - 10'0"

Living Room - 16'8" x 13'11"

Kitchen - 20'0" x 9'2"

Dining Area - 20'0" x 11'8"

Foyer / Lobby - 11'8" x 8'8"

Mud Room - 8'11" x 6'3"

Den / Office - 11'2" x 9'11"

2pc. Bathroom - 5'5" x 5'5"

Deck - 23'10" x 8'0"

Garage - 19'11" x 19'1"

## Bathroom Count // Pieces

1 - Two Piece

2 - Four Piece (1-Ensuite)

2 - Five Piece (1-Ensuite)

## Room Dimensions // Upper Level

Dominant Ceiling Height - 9'0"

Master Bedroom - 14'0" x 13'8"

Master Closet - 16'5" x 6'6"

5pc. Ensuite Bathroom - 12'4" x 11'10"

Bedroom Two - 11'7" x 10'0"

Bedroom Three - 11'0" x 9'10"

4pc. Ensuite Bathroom - 9'2" x 4'11"

Laundry Room - 9'1" x 4'11"

5pc. Bathroom - 12'5" x 4'11"

## Room Dimensions // Basement

Dominant Ceiling Height - 8'0"

Family Room - 21'6" x 17'8"

Bedroom Four - 11'9" x 10'10"

Flex Room - 12'5" x 11'0"

4pc. Bathroom - 9'10" x 5'3"

Utility Room - 12'7" x 9'11"



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RMS MEASURING | FLOOR PLANS | PHOTOS | MATTERPORT 3D | RENDERINGS | RENO PLANS | VIRTUAL STAGING

Disclaimer: All total Sq.Ft. measurements completed and insured by UrbanMeasure Inc. using the RMS Guide as prepared by your local board. Measurement Insurance provided is to be considered void without payment and/or altered in anyway. Total Sq.Ft. measurements are based on the area within the allowed perimeter of the home or condo, not by multiplying room sizes. They DO NOT include decks, patios, garages, vaulted "open to below" areas, and fireplace cantilevers. For more information on the residential measurement standard (RMS) please visit: <https://www.reca.ca>