



## PROPERTY INFORMATION

ADDRESS OF PROPERTY	2116 53 Ave SW
CITY /TOWN	Calgary
DATE OF COMPLETION	July 10, 2020
CUSTOMER NAME / COMPANY	Kerri Markle - RE/MAX Real Estate (Central)

## TOTAL MEASUREMENTS (RMS)

MAIN LEVEL	845.61 SqFt	BASEMENT - DEVELOPED	741.9 SqFt
UPPER LEVEL	872.54 SqFt	BASEMENT - UNDEVELOPED	103.71 SqFt
<b>TOTAL ABOVE GRADE</b>	<b>1718.15 SqFt</b>	<b>TOTAL BELOW GRADE</b>	<b>845.61 SqFt</b>

### MAIN LEVEL

ENTRANCE	4'7" x 6'4"
KITCHEN	10'1" x 12'11"
DINING ROOM	8'1" x 12'0"
LIVING ROOM	11'8" x 14'10"
FAMILY ROOM	10'6" x 14'8"

### UPPER LEVEL

MASTER BEDROOM	12'10" x 14'5"
BEDROOM 2	9'9" x 12'8"
BEDROOM 3	9'8" x 11'4"
LAUNDRY ROOM	4'11" x 6'10"

### BASEMENT / LOWER LEVEL

GAME / REC ROOM	15'4" x 17'4"
BEDROOM 4	9'3" x 12'9"
BEDROOM 5	9'4" x 12'4"
MECHANICAL ROOM	9'0" x 10'1"

### BATHROOMS

2 PIECE	MAIN
4 PIECE	UPPER
4 PIECE ENSUITE	UPPER
3 PIECE	LOWER

### EXTERIOR

GARAGE - INTERIOR	19'0" x 19'3"
DETACHED GARAGE TOTAL AREA	365.75 SqFt
PATIO	10'9" x 15'7"
PORCH	4'7" x 14'2"

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>

