

Measurement Report

PROPERTY
 103-1424 22 Ave SW, Calgary

CLIENT
 Tara Molina

MEASUREMENT DATE
 February 12, 2024

JOB #
 049455

Area	Methodology	Value
Total Floor Area Above Grade (RMS Value)	RMS	490.5 ft² SEE NOTE BELOW
Floor Area Main Level	RMS	490.5 ft ²
Floor Area Below Grade (Including Basement)	Finished Area	N/A or Not Measured
Other Non-RMS Areas (e.g. Separate Structures)	Finished Area	N/A or Not Measured
Finished Area Measured	RMS + Finished Area	490.5 ft ²

Room Dimensions

Room	Dimensions	Level	Room	Dimensions	Level
Primary Bedroom	7'11" x 14'4"	Main	Bathroom 4P	5'11" x 8'0"	Main
Living	11'3" x 13'7"	Main	Entry	3'11" x 4'9"	Main
Office	2'2" x 3'11"	Main	Laundry/Storage	4'10" x 7'10"	Main
Kitchen/Dining	11'2" x 11'2"	Main			

Bathrooms

1-Pc Bath	2-Pc Bath	3-Pc Bath	4-Pc Bath	5-Pc Bath	6-Pc Bath
			1		
1-Pc Ensuite	2-Pc Ensuite	3-Pc Ensuite	4-Pc Ensuite	5-Pc Ensuite	6-Pc Ensuite

NOTE: The entire property is below grade. The RMS value displayed in this report can be used as the Total Above Grade area per the 'Exception for below grade properties' that is part of RMS Principle 5.

MEASUREMENT DETAILS

Exterior Wall Approach	Exterior Wall Thickness
Apartment-Style Attached	0.0 "

RMS Areas

Level	Total Area	Exclusions	Total Exclusions	RMS Area
Main	490.5 ft ²			490.5 ft ²
TOTAL				490.5 ft²

Non-RMS Areas

Level/Space	Total Area	Unfinished Areas	Total Unfinished	Finished Area
TOTAL			0.0 ft²	0.0 ft²

Disclaimer: For use by real estate professionals only to assist with the sale of the property noted herein. Report provides measurements only and no evaluations of the property have been performed. Report values are based on RECA's requirements for RMS measurements and are in compliance with same (see [RECA's Guide to the RMS](#)). Said area values are derived from perimeter measurements (not individual room dimensions). Areas not allowed under RMS are excluded from the area total. Non-RMS area measurements are included only upon request and when ordered are measured with finished and unfinished space identified according to the ANSI Z765 standard. As part of your duty of care to your client and knowing this property best, please review the contents of this report carefully to confirm all areas of the property have been accounted for. REALTORS® working with buyers should verify the measurements herein before relying on them as part of an offer. Please notify us immediately of any identified discrepancies so that we may address any issues. ListSimple accepts no responsibility for any discrepancies identified more than 14 days past the report date. For full terms visit [listsimple.com/terms](https://www.listsimple.com/terms)

SUPPORTING PLANS

Main

