

207 Alandale Pl, Calgary, AB

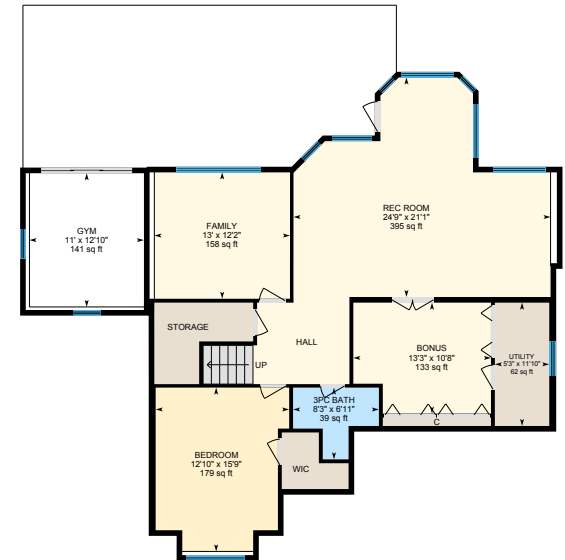
Main Building: Total Exterior Area Above Grade 2865.34 sq ft



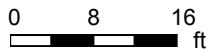
Main Floor
Exterior Area 1642.21 sq ft



1st Floor
Exterior Area 1223.14 sq ft



Basement (Below Grade)
Exterior Area 1314.05 sq ft



207 Alandale Pl, Calgary, AB

Main Floor Exterior Area 1642.21 sq ft
Interior Area 1537.96 sq ft
Excluded Area 639.33 sq ft



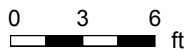
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1st Floor Exterior Area 1223.14 sq ft
Interior Area 1135.77 sq ft
Excluded Area 198.68 sq ft

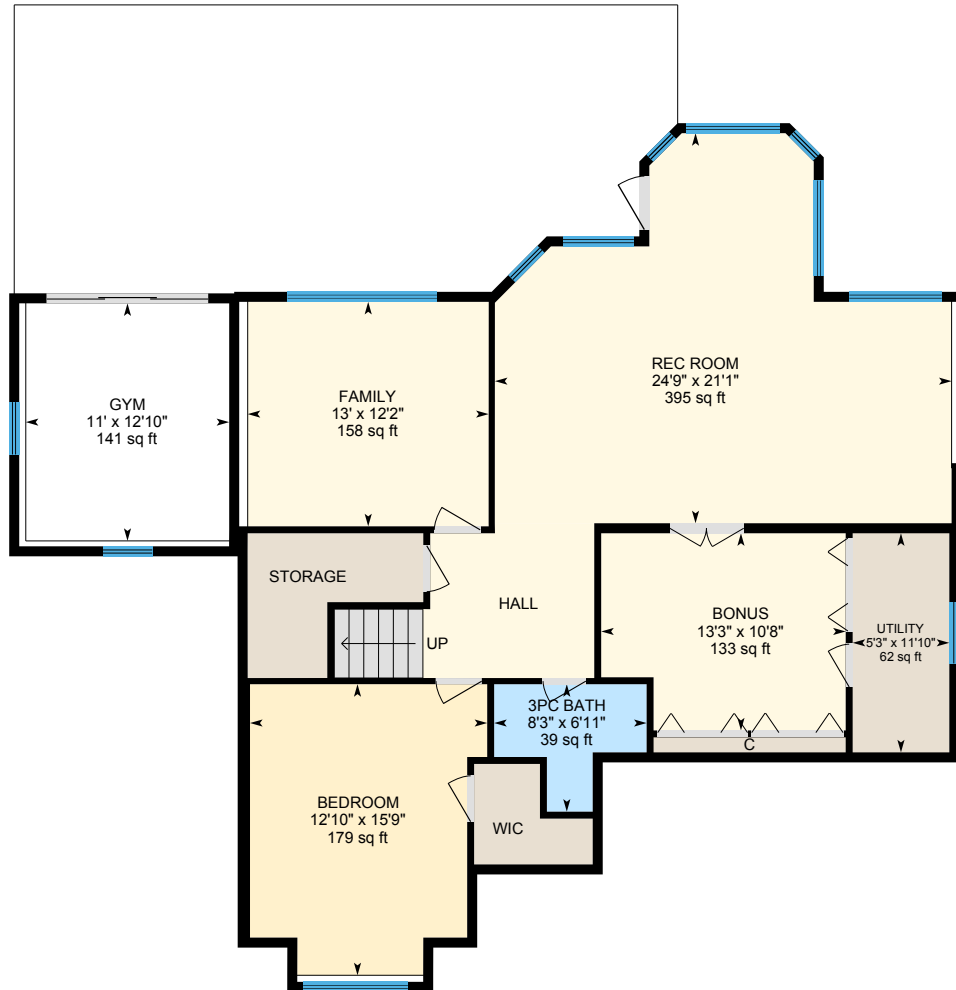


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Basement (Below Grade) Exterior Area 1314.05 sq ft
Interior Area 1198.77 sq ft
Excluded Area 141.44 sq ft

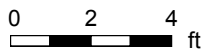
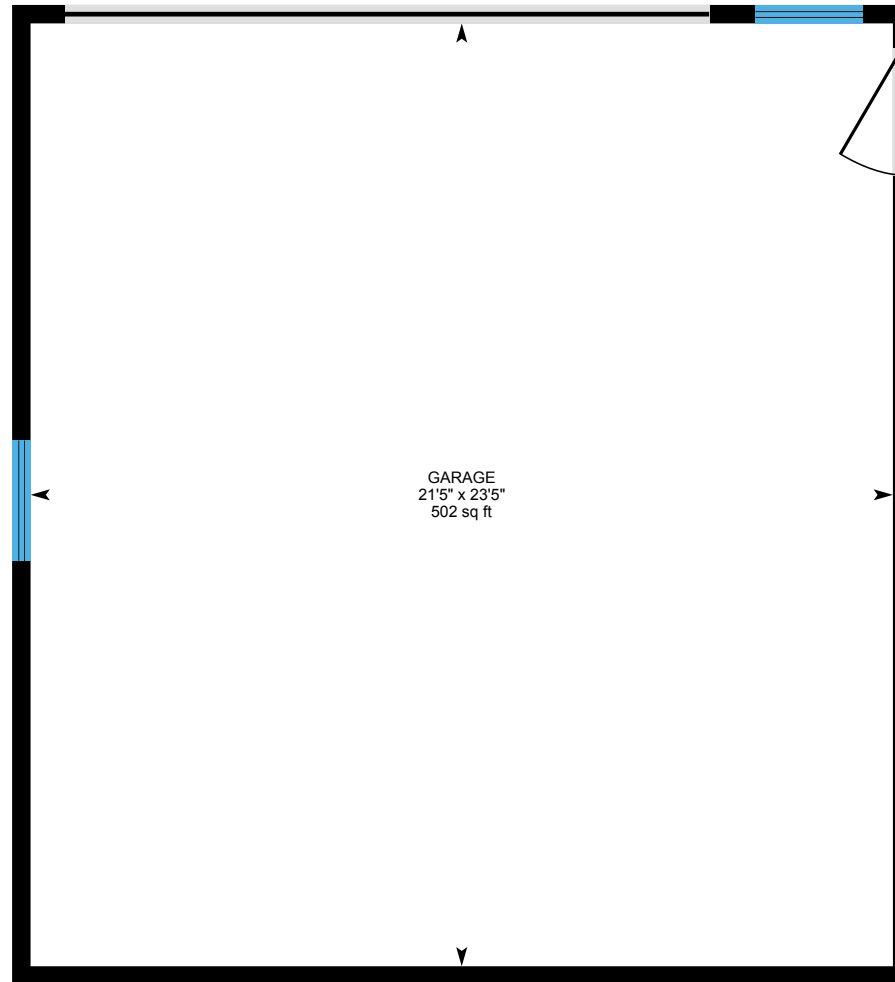


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Detached Garage Excluded Area 545.04 sq ft



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Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 4'9" x 5'1" | 24 sq ft
Breakfast: 8'11" x 9' | 78 sq ft
Dining: 13'2" x 16'1" | 196 sq ft
Garage: 32'5" x 25'8" | 590 sq ft
Kitchen: 22'3" x 15' | 288 sq ft
Laundry: 11'3" x 8'4" | 93 sq ft
Living: 19'6" x 16'2" | 283 sq ft
Mudroom: 12'2" x 5'6" | 56 sq ft
Office: 11'7" x 13' | 151 sq ft

1ST FLOOR

3pc Bath: 8'8" x 5'1" | 44 sq ft
5pc Ensuite: 12'3" x 9'8" | 89 sq ft
Bedroom: 12'7" x 12'2" | 153 sq ft
Bedroom: 12'8" x 16'2" | 159 sq ft
Bedroom: 11'2" x 16'2" | 147 sq ft
Primary: 14'9" x 12'3" | 180 sq ft
Wic: 8'11" x 4'11" | 44 sq ft

BASEMENT

3pc Bath: 8'3" x 6'11" | 39 sq ft
Bedroom: 12'10" x 15'9" | 179 sq ft
Bonus: 13'3" x 10'8" | 133 sq ft
Family: 13' x 12'2" | 158 sq ft
Gym: 11' x 12'10" | 141 sq ft
Rec Room: 24'9" x 21'1" | 395 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1537.96 sq ft
Excluded Area: 639.33 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1642.21 sq ft

1ST FLOOR

Interior Area: 1135.77 sq ft
Excluded Area: 198.68 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1223.14 sq ft

BASEMENT (Below Grade)

Interior Area: 1198.77 sq ft
Excluded Area: 141.44 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1314.05 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 2673.74 sq ft
Excluded Area: 838.01 sq ft
Exterior Area: 2865.34 sq ft

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Property Details

Room Measurements

Utility: 5'3" x 11'10" | 62 sq ft

Detached Garage

DETACHED GARAGE

Garage: 21'5" x 23'5" | 502 sq ft

Floor Area Information

Total Above Grade Floor Area, Detached Garage

Excluded Area: 545.04 sq ft

Customer Name: Popowich & Company

Customer Company: EXP Realty

Prepared: Feb 2, 2024

Jonathan Popowich

eXp Realty

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iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

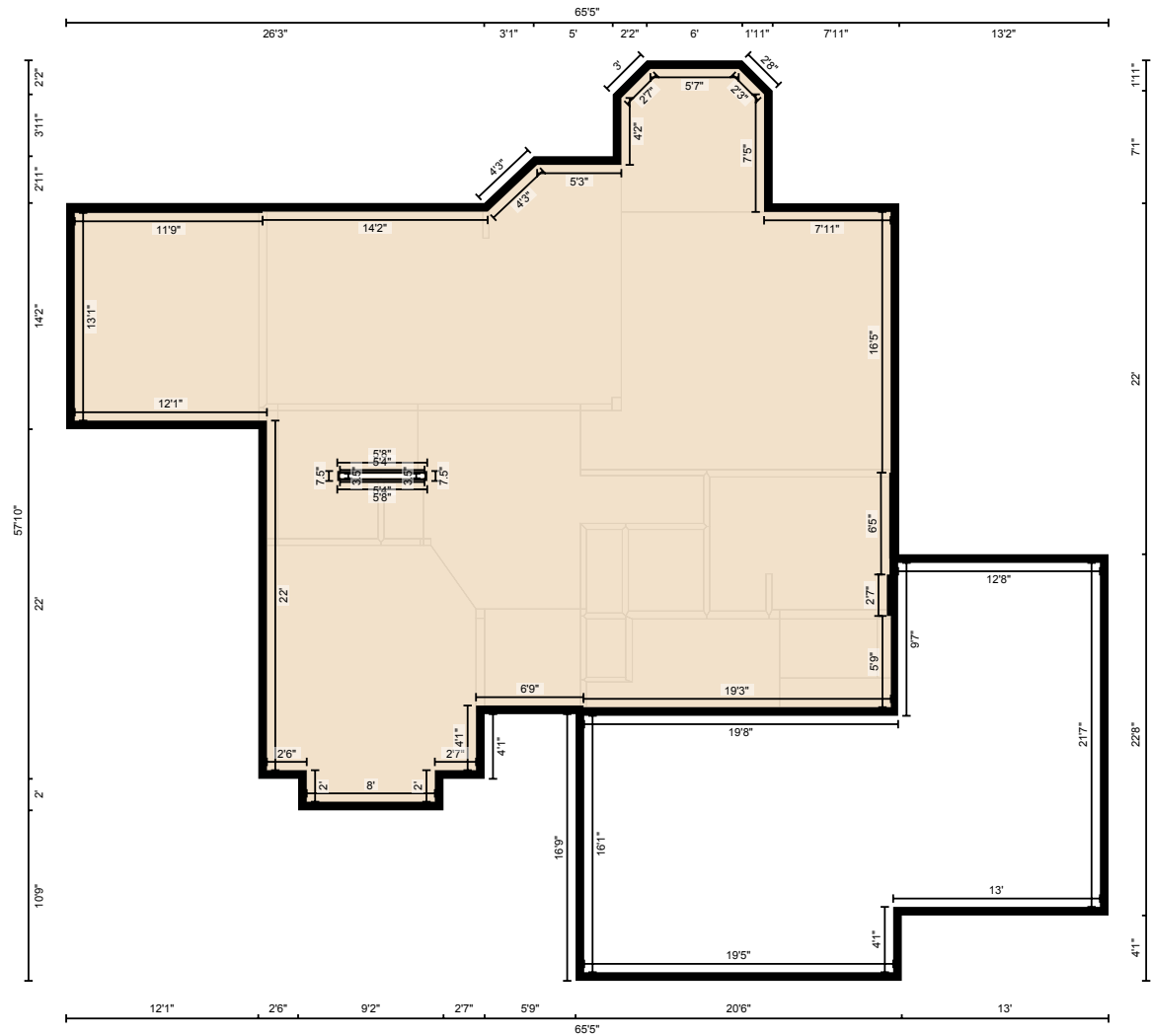
A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

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Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in



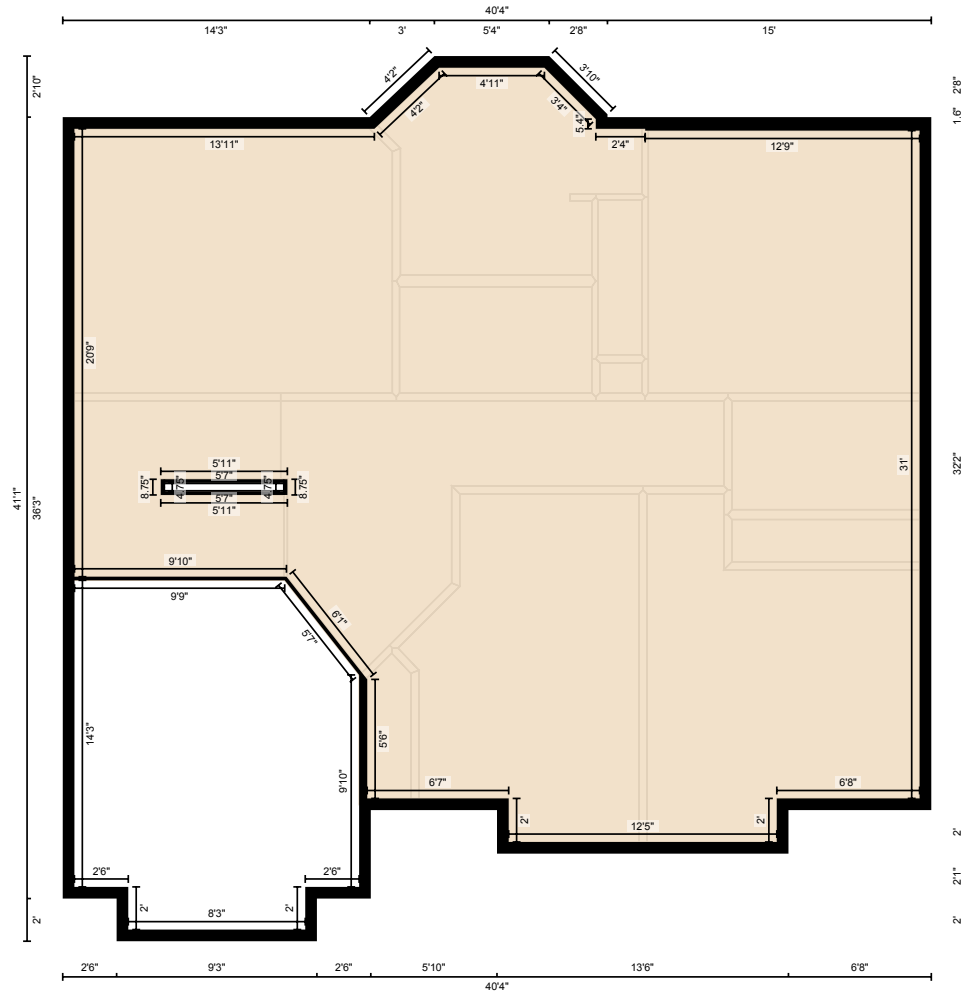
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Measurement Diagram for: 1st Floor

Exterior Wall Thickness: 6.5 in

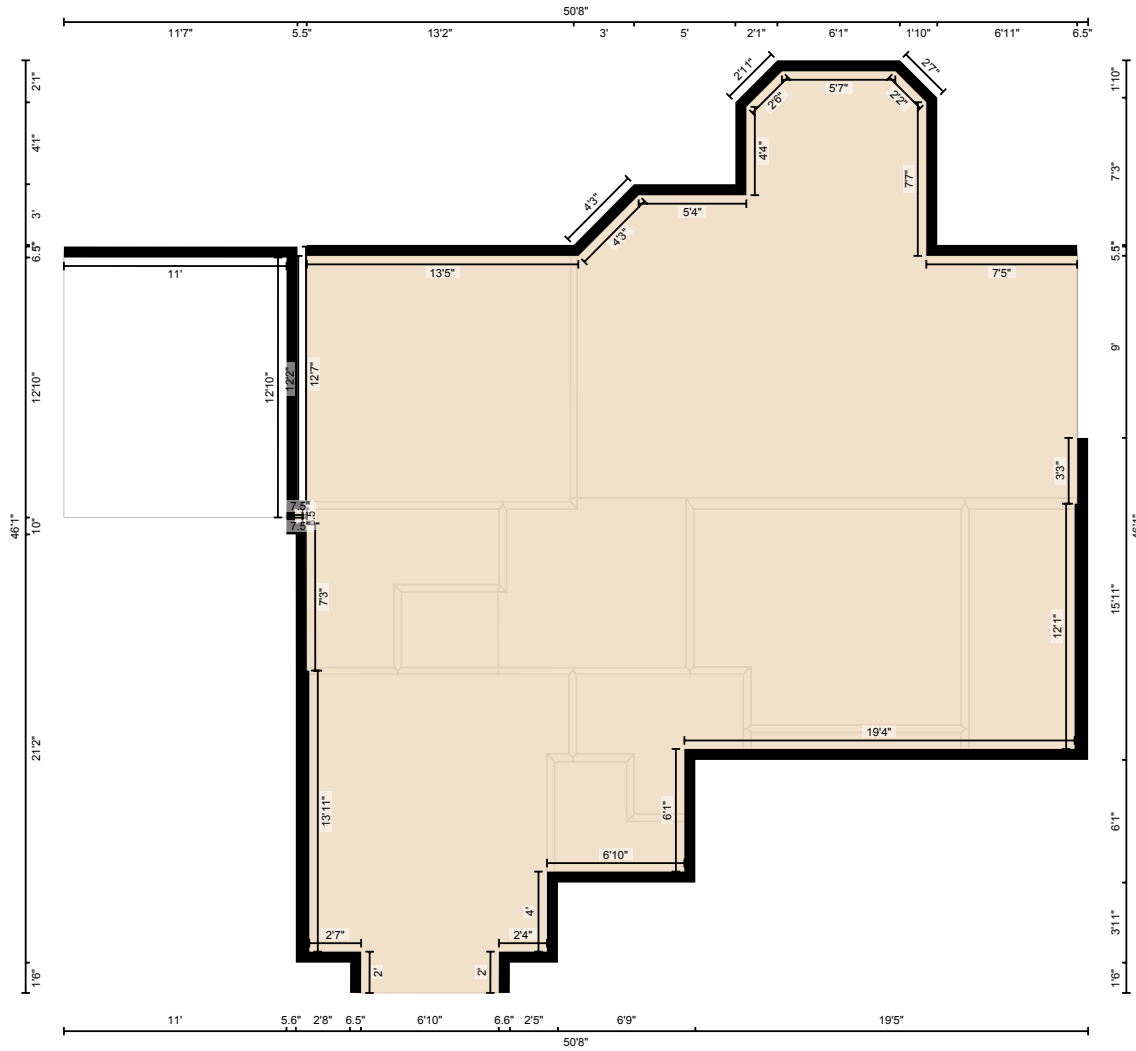


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Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in

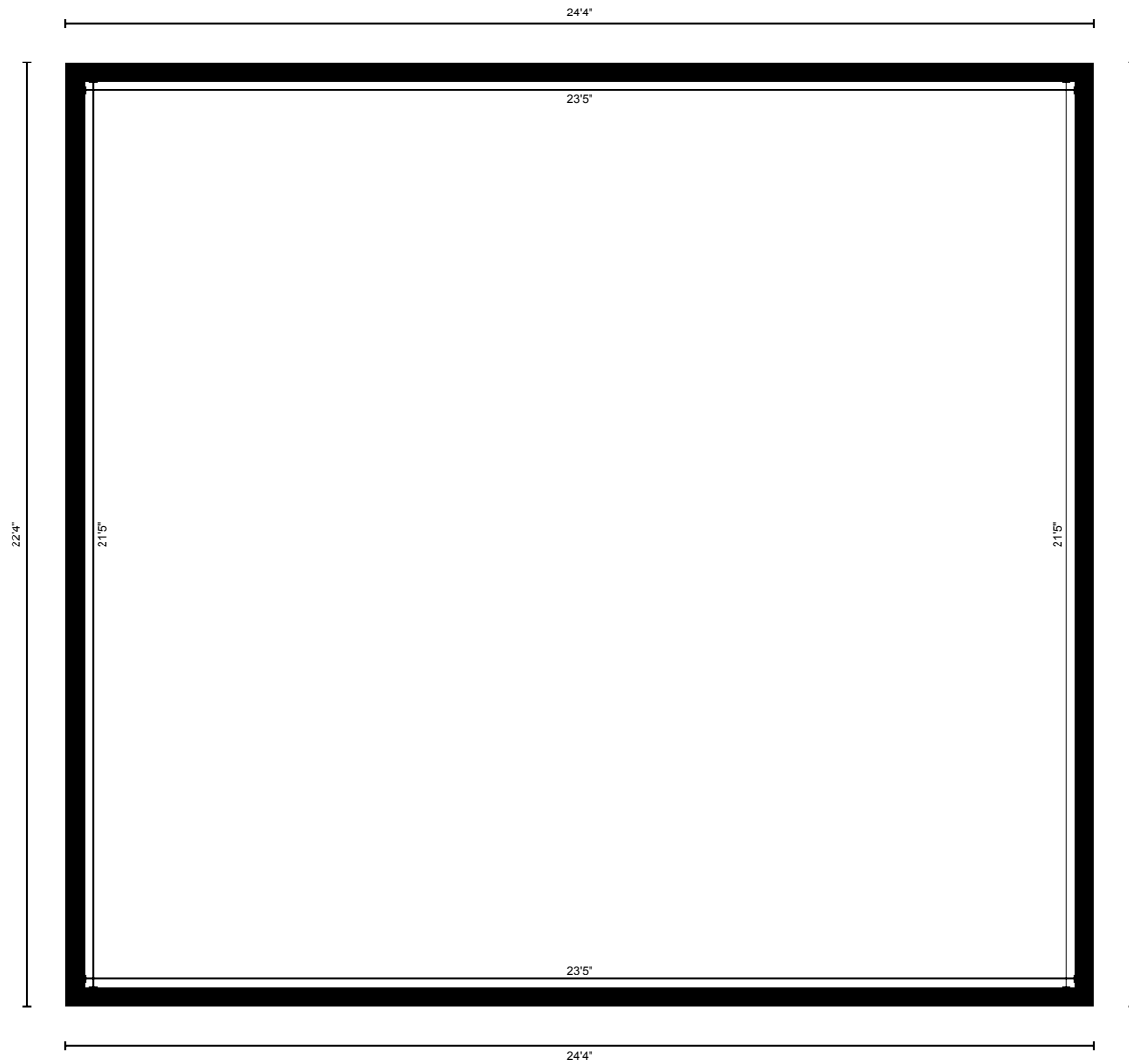


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Measurement Diagram for: Detached Garage

Exterior Wall Thickness: 5.7 in



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