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MEASUREMENT SUMMARY AND ROOM DIMENSIONS

ADDRESS: **6431 33 AVENUE NW**

CALGARY, ALBERTA

PROPERTY TYPE: DETACHED

MEASURED ON: OCTOBER 9, 2024

BEDROOMS: 3

BATHROOMS: 2

MAIN INFO

Main Level Above Grade Area (RMS)

1144.0sq.ft.

106.3sq.m.

Total RMS

1144.0sq.ft.

106.3sq.m.

Exterior Wall Thickness

6.5 inches

Total Billable Area: 1144.0sq.ft./ 106.3sq.m.

MAIN LEVEL (7'11" CEILING/11'8" VAULTED)

| | |
|----------------------|--------------|
| Kitchen | 11'3"x10'0" |
| Living Room | 17'10"x15'2" |
| Dining Room | 9'6"x7'9" |
| Coffee Station | 7'9"x3'0" |
| Foyer | 5'11"x4'0" |
| Primary Bedroom | 11'7"x9'3" |
| 3pc Ensuite Bath | 7'10"x7'5" |
| Second Bedroom | 11'7"x10'7" |
| Third Bedroom/Office | 9'8"x8'7" |
| 3pc Bath | 8'0"x6'0" |
| Laundry Room | 5'3"x3'3" |

AUXILIARY AREAS

| | |
|---------------|-------------|
| Backyard Deck | 23'0"x9'0" |
| Front Deck | 9'0"x7'0" |
| Workshop | 18'0"x12'0" |

403-585-3839



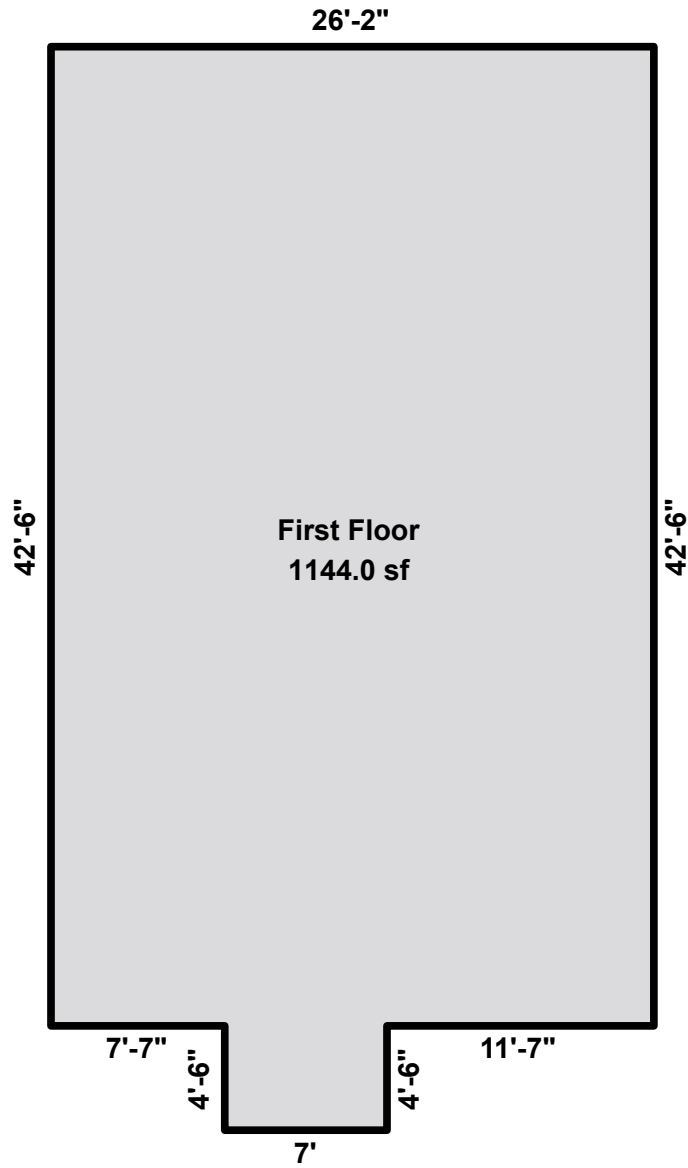
CALGARY PHOTOS

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BUILDING SKETCH



Measured by: AMITAB DEBNATH / CALGARY PHOTOS

Sketch by Apex Sketch

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | First Floor | 1.0 | 1144.0 | 146.4 | 1144.0 |

Net LIVABLE

(rounded)

1,144