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MEASUREMENT SUMMARY AND ROOM DIMENSIONS

ADDRESS: 13 - 5810 PATINA DR SW

CALGARY, ALBERTA

PROPERTY TYPE: TOWNHOUSE

MEASURED ON: JANUARY 20, 2025

BEDROOMS: 2

BATHROOMS: 2.5

## MAIN INFO

Main Level Above Grade Area (RMS)	831.3sq.ft.	77.2sq.m.
Upper Level Above Grade Area (RMS)	755.9sq.ft.	70.2sq.m.
<b>Total RMS</b>	<b>1587.2sq.ft.</b>	<b>147.4sq.m.</b>
Finished Below Grade	288.4sq.ft.	26.8sq.m.
Unfinished Below Grade	268.1sq.ft.	24.9sq.m.
<b>Total Below Grade</b>	<b>556.5sq.ft.</b>	<b>51.7sq.m.</b>
Exterior Wall Thickness	6.5 inches	<b>Total Billable Area: 2143.7sq.ft./ 199.1sq.m.</b>

## MAIN LEVEL (8' CEILING)

Kitchen	12'11"x11'8"
Pantry	2'10"x1'8"
Living Room	15'3"x11'3"
Dining Room	10'0"x10'0"
Family Room	13'2"x9'8"
2pc Bath	5'10"x5'3"
Foyer	6'0"x4'0"

## UPPER LEVEL (8' CEILING)

Primary Bedroom	14'0"x13'1"
Walk-in Closet	8'2"x5'10"
3pc Ensuite Bath	8'0"x5'0"
Second Bedroom	14'2"x9'7"
4pc Bath	8'9"x5'4"
Bonus Room	11'9"x11'3"

## BASEMENT LEVEL (7'7" CEILING)

Family/Rec Room	23'5"x12'7"
Utility + Laundry Room	11'6"x9'11"
Storage Room	11'6"x6'11"
Storage Space	9'0"x6'3"

## AUXILIARY AREAS

Garage	23'0"x11'0"
Deck	16'0"x12'0"
Front Porch	6'0"x4'0"
Tiled Patio	9'0"x9'0"

403-585-3839

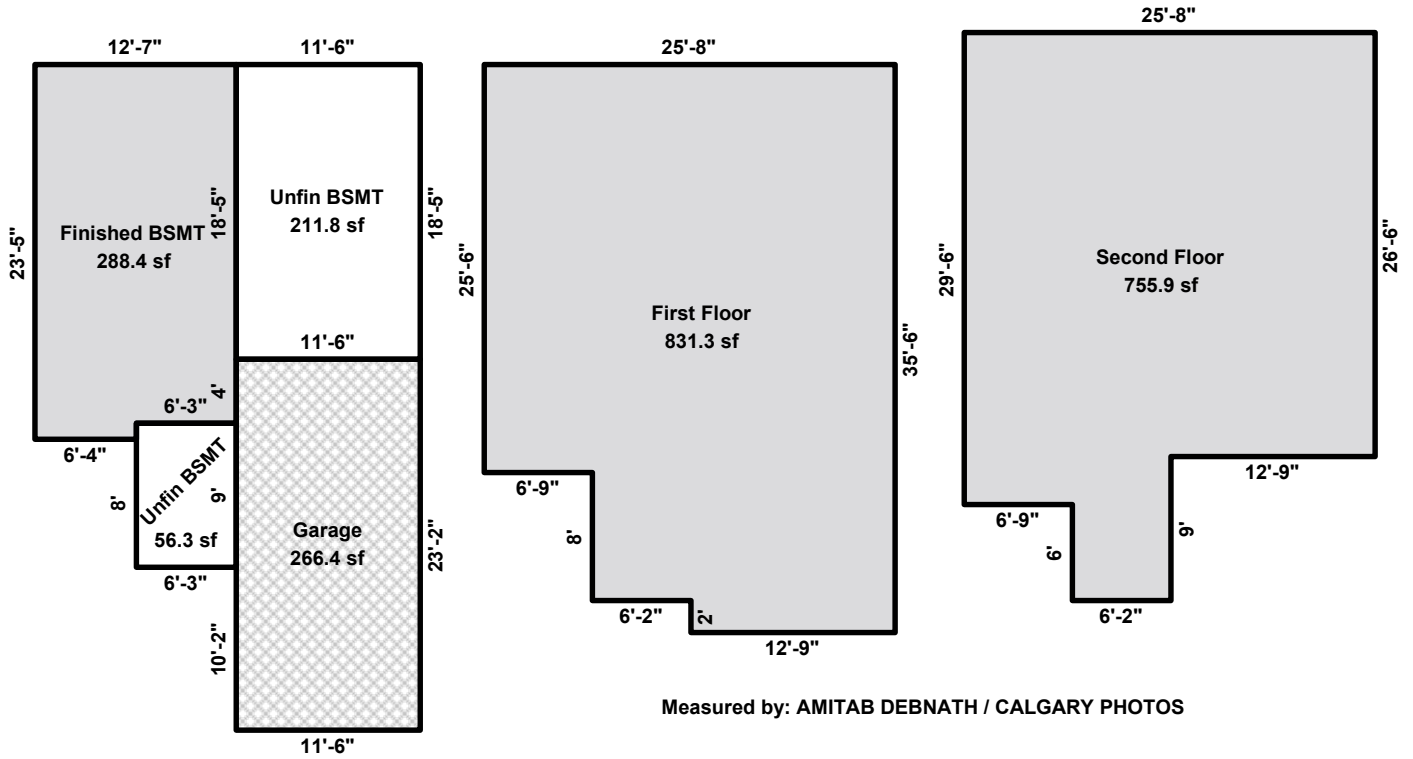


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# BUILDING SKETCH



Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	831.3	122.3	831.3
GLA2	Second Floor	1.0	755.9	122.3	755.9
BSMT	Unfin BSMT	1.0	211.8	59.8	
	Unfin BSMT	1.0	56.3	30.5	
	Finished BSMT	1.0	288.4	72.0	556.5
GAR	Garage	1.0	266.4	69.3	266.4

Net LIVABLE

(rounded)

1,587