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MEASUREMENT SUMMARY AND ROOM DIMENSIONS
ADDRESS: 3239 SIGNAL HILL DR SW
CALGARY, ALBERTA
PROPERTY TYPE: DETACHED

MEASURED ON: WEDNESDAY, MARCH 19, 2025

BEDROOMS: 2/4

BATHROOMS: 3

MAIN INFO

Main Level Above Grade Area (RMS)	1 443.8sq.ft.	134.1sq.m.
Total RMS	1 443.8sq.ft.	134.1sq.m.
Finished Below Grade	1 350.0sq.ft.	125.4sq.m.
Unfinished Below Grade	60.3sq.ft.	5.6sq.m.
Total Below Grade	1 410.3sq.ft.	131.0sq.m.
Exterior Wall Thickness	6.5 inches	Total Billable Area: 2854.1sq.ft./265.1sq.m.

MAIN LEVEL (8' CEILING)

Office	10'0"x9'11"
Kitchen	12'4"x11'8"
Living Room	12'7"x11'10"
Dining Room	11'3"x8'0"
Primary Bedroom	15'5"x11'11"
Walk-in Closet	6'11"x5'11"
4pc Ensuite Bath	12'2"x7'10"
Second Bedroom	10'4"x9'9"
4pc Bathroom	7'10"x5'5"
Loft	11'11"x6'2"
Laundry Room	6'8"x5'5"

AUXILIARY AREAS

Garage	22'0"x19'0"
Deck	12'0"x8'0"
Patio	9'0"x5'0"
Patio	20'10"x12'0"
Gazebo	14'0"x14'0"

LOWER LEVEL (7'8" CEILING)

Entry	11'11"x6'1"	
Foyer	7'11"x8'3"	17'8" Ceiling
Family Room	5'5"x6'6"	
Kitchen	5'5"x6'6"	
Third Bedroom	5'5"x6'6"	
Fourth Bedroom	5'5"x6'6"	
4pc Bathroom	5'5"x6'6"	
Storage/Laundry Room	5'5"x6'6"	

403-585-3839

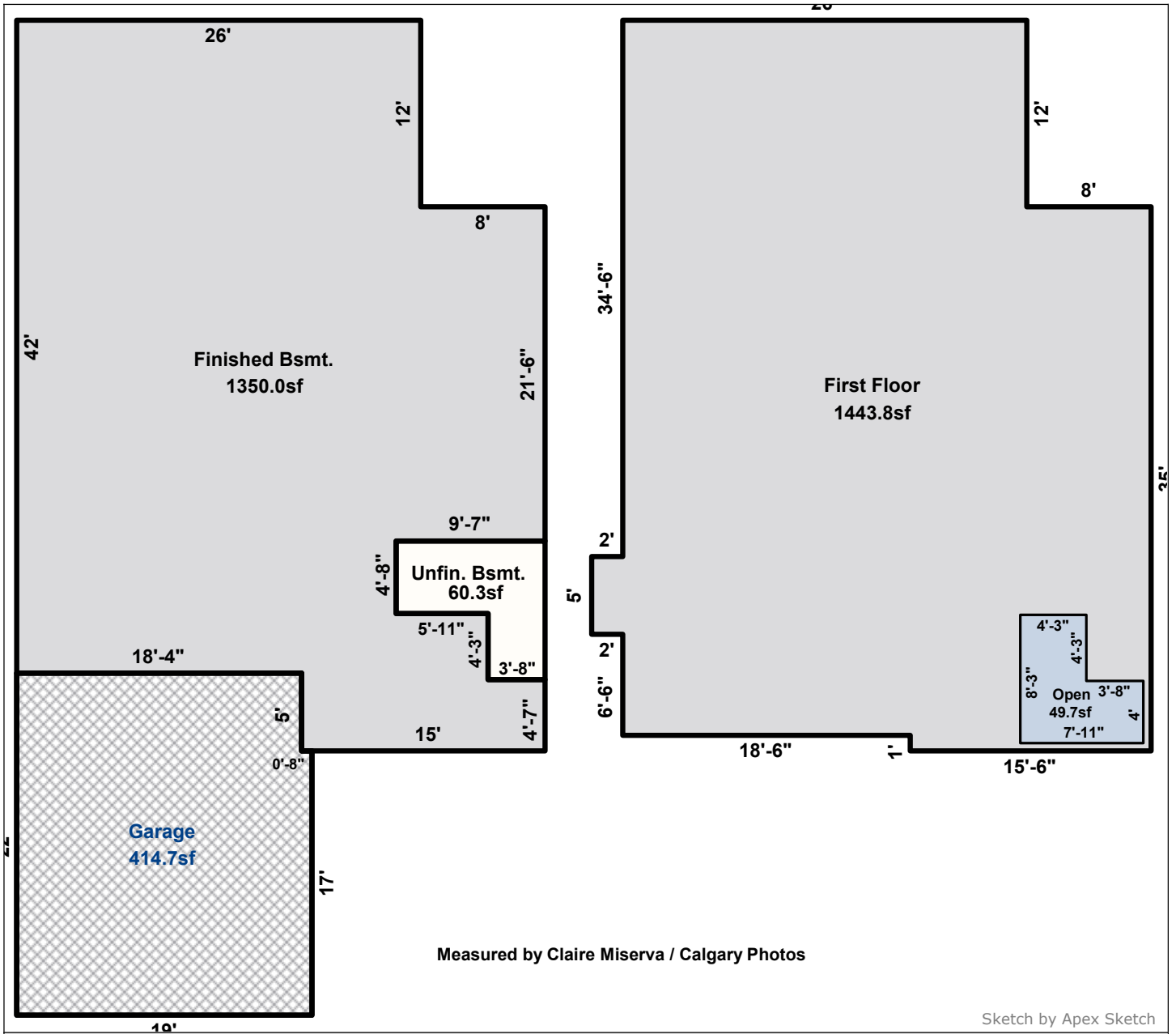


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BUILDING SKETCH



Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1443.8	166.0	1443.8
BSMT	Unfin. Bsmt.	1.0	60.3	37.0	
	Finished Bsmt.	1.0	1350.0	181.2	1410.3
GAR	Garage	1.0	0.0	63.7	
	Garage	1.0	414.7	82.0	414.7

Net LIVABLE

(rounded)

1,444