CONTACT: JONATHAN POPOWICH EXP REALTY

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MEASUREMENT SUMMARY AND ROOM DIMENSIONS

ADDRESS: 617, 4138 UNIVERSITY AVE NW

CALGARY, ALBERTA

PROPERTY TYPE: APARTMENT

MEASURED ON: WEDNESDAY, MAY 14, 2025 BEDROOMS: 1

BATHROOMS: 1

MAIN INFO

Main Level Above Grade Area (RMS) 497.4sq.ft. 46.2sq.m.

Total RMS 497.4sq.ft. 46.2sq.m.

Total Billable Area: 497.4sq.ft./46.2sq.m.

MAIN LEVEL (10' CEILING)

Fover 6'0"x4'5" 14'0"x9'5" Kitchen Living Room 11'0"x10'0" 5'10"x4'5" **Dining Room Primary Bedroom** 11'0"x9'6" Walk-in Closet 5'7"x4'11" 4pc Bathroom 7'10"x5'8" Laundry/ Storage Room 6'10"x3'9"

AUXILIARY AREAS

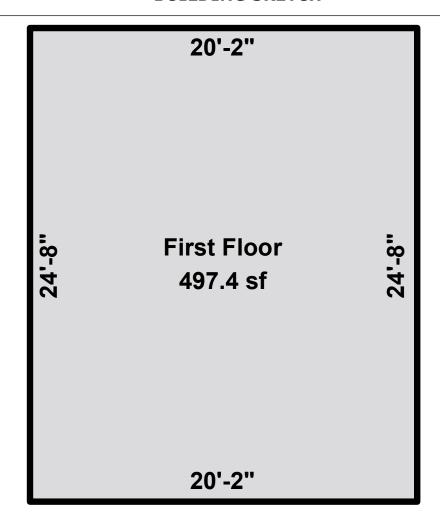
Balcony 20'5"x5'11"



CALGARY PHOTOS
WWW.CALGARYPHOTOS.CA

INFO@CALGARYPHOTOS.CA

BUILDING SKETCH



Measured by Claire Miserva / Calgary Photos

Net Size

497.4

Factor

Code

GLA1

Description

First Floor

Sketch by Apex Sketch

Net Totals

497.4

Perimeter

Net LIVABLE	(rounded)	497