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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)

Foyer	6'0"x4'5"
Kitchen	14'0"x9'5"
Living Room	11'0"x10'0"
Dining Room	5'10"x4'5"
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"
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403-585-3839



CALGARY PHOTOS
WWW.CALGARYPHOTOS.CA

INFO@CALGARYPHOTOS.CA

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BUILDING SKETCH



Measured by Claire Miserva / Calgary Photos

Sketch by Apex Sketch

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	497.4	89.7	497.4

Net LIVABLE (rounded) 497