



# HomeSize.ca

403-616-6801

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1601 - 226 28TH AVENUE SW CALGARY

MEASURED BY: MIKE

PREPARED FOR: GORDON W. ROSS - RE/MAX

## **Real Estate Council of Alberta (RECA) - RECA Measuring System (RMS)**

Effective September 1st, 2016 all residential real estate including condominiums must be measured in accordance to RMS.

Any listings placed on the MLS after September 1st, 2016 must reflect the RMS size only. RMS does not have any rules for measuring what is considered below grade developed floor area so for the purpose of these documents all developed floor areas below grade will be measured using the paint to paint method and must be fully developed with permanent heating. Any undeveloped areas will be shaded in grey and no deductions for staircases will be made.

To view a complete copy of the RMS rules and guidelines go to the following web address:

<http://condosize.ca/RMS.pdf>

Equipment Used in Measuring: Computerized drafting software, Digital laser measurer, 7.5 & 30 meter measuring tapes.



<b>Type:</b>	CONVENTIONAL STYLE APARTMENT	<b>Parking:</b>	INDOOR - TITLED
<b>Style:</b>	APARTMENT - SINGLE LEVEL	<b>Basement:</b>	NONE

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	4513.24	
Total Upper Floor(s) Area (RMS):		
Total Above Grade Floor Area (RMS):	4513.24	
Total Lower Development:		

Room/Level	Dimensions	Wall Thickness: N/A
LIVING ROOM	MAIN 18'10" x 17'	<b>Bathrooms:</b>
DINING ROOM	MAIN 18'8" x 11' 1"	1 - 2 PIECE
KITCHEN	MAIN 15'10" x 10' 3"	1 - 11 PIECE
BREAKFAST NOOK	MAIN 13'4" x 12' 4"	1 - 5 PIECE ENSUITE
FAMILY ROOM	MAIN 21'11" x 17' 7"	
OTHER (BAR)	MAIN 7'5" x 6' 2"	
PRIMARY BEDROOM	MAIN 26'5" x 12' 9"	
BEDROOM	MAIN 19' x 12' 10"	
DEN/OFFICE	MAIN 28'1" x 13' 2"	
OTHER (EXERCISE)	MAIN 26'11" x 10' 4"	
LAUNDRY	MAIN 12'4" x 6' 8"	

**Additional Comments (if any):**

This complex is covered under the Registered Condominium Plan 0012962 Legal Plan Number 0012962 Legal Unit 55 and the Registered size is 488 square meters which includes the living area above grade, four titled parking stalls and two titled storage lockers all covered under the same title and legal unit number. The RMS Size is 419.29 square meters.

