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403-616-6801

June 10, 2026

#304 - 11 EVENCREST MEWS NW CALGARY

MEASURED BY: MIKE

PREPARED FOR: VICTOR GIRLEANU - EXP REALTY

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.



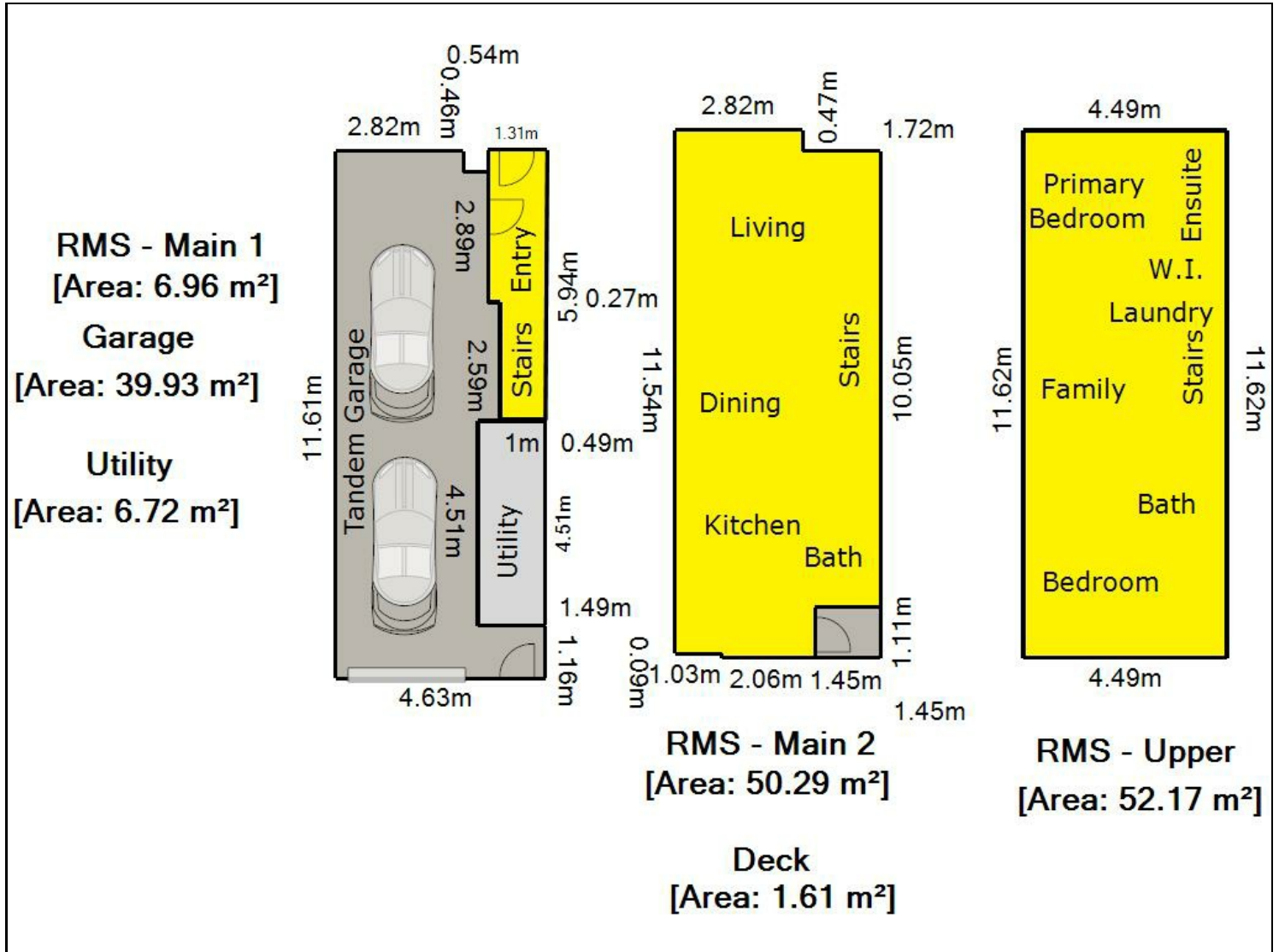
Type:	BARE LAND ATTACHED	Parking:	DOUBLE TANDEM
Style:	3 STOREY	Basement:	NONE

Floor Area (Sq.Ft.)	RMS	Other
Total Main Floor Area (RMS):	616.24	
Total Upper Floor(s) Area (RMS):	561.56	
Total Above Grade Floor Area (RMS):	1177.8	
Total Lower Development:		

Room/Level	Dimensions	Wall Thickness: 2X6
LIVING ROOM	MAIN 15'3" x 14' 6"	Bathrooms: SEE ROOMS
DINING ROOM	MAIN 11'5" x 8' 11"	
KITCHEN	MAIN 13'9" x 7' 7"	
2 PIECE BATH	MAIN 5'3" x 4' 11"	
FAMILY ROOM	UPPER 9'11" x 9' 5"	
PRIMARY BEDROOM	UPPER 9'11" x 9' 5"	
BEDROOM	UPPER 9'11" x 9' 6"	
LAUNDRY	UPPER 4'11" x 3' 7"	
3 PIECE ENSUITE	UPPER 9'10" x 4' 11"	
4 PIECE BATH	UPPER 8'5" x 4' 11"	

Additional Comments (if any):

This is a Bareland Condominium Complex and the Legal Plan Number is 1711118 Legal Unit is 23, because this is a bareland condo the seller must provide the buyer with a Real Property Report with Compliance Stamp. The lot size from SPIN at Land Titles is , 4.88m x 17.43m. There are 36 Living Units in the complex. The registered Size at Land Titles is the size of the lot and has nothing to do with the size of the structure.



Gray Shaded Areas "Not" Included in Floor Area Sizes

NOTICE TO REALTORS, BUYER & SELLER:

You are hereby advised that you should look over these documents carefully to see if there is any area that may have been over looked or left out by mistake or that may not clearly be shown on these plans. If there is an area that is considered above grade, fully developed and heated that should be included in the Living Area Size and is not, please contact the writer with specific details as to this information and the necessary adjustments will be made to these documents and a revised set of documents will be supplied to you.

Under no circumstances is the writer required to give testimony in any legal proceedings or inquiries unless a separate contract has been entered into in writing between the writer and the party wishing to use the services of the writer and a monetary amount has been agreed to and paid in advance.