

228 17 St, Canmore, AB

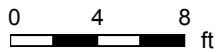
228 17th St and 1621 1st Ave: Total Exterior Area Above Grade 2178.20 sq ft



228 17th Street
Exterior Area 1063.88 sq ft



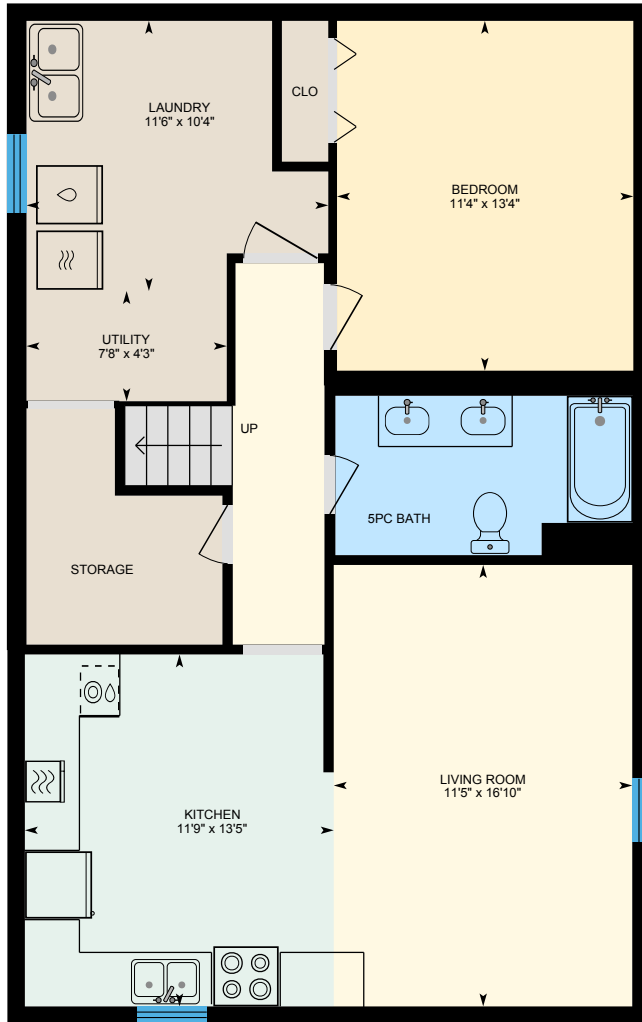
1621 1st Avenue Upper
Exterior Area 1114.32 sq ft



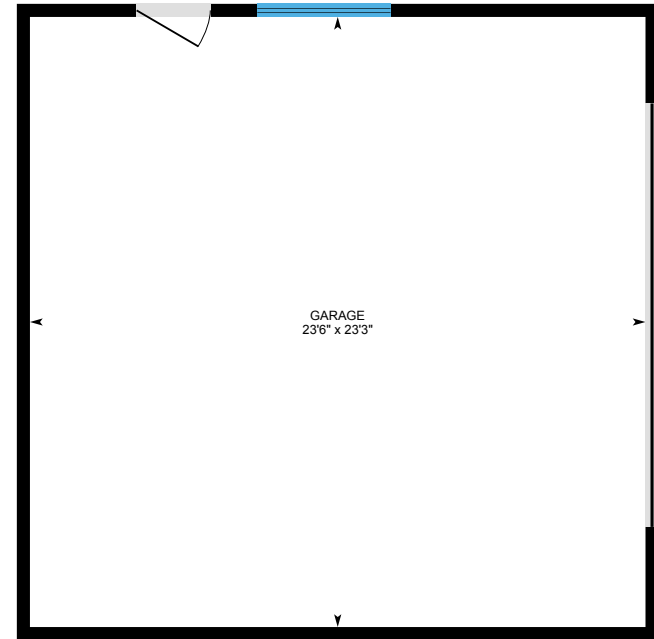
PREPARED: 2024/05/16

228 17 St, Canmore, AB

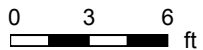
228 17th St and 1621 1st Ave: Total Exterior Area Above Grade 2178.20 sq ft



1621 1st Avenue Lower (Below Grade)
Exterior Area 955.01 sq ft

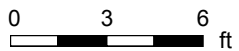


1621 1st Avenue Garage
Exterior Area

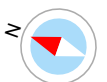


228 17 St, Canmore, AB

228 17th Street Exterior Area 1063.88 sq ft
Interior Area 998.97 sq ft



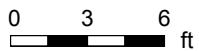
PREPARED: 2024/05/16



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

228 17 St, Canmore, AB

1621 1st Avenue Upper Exterior Area 1114.32 sq ft
Interior Area 1017.91 sq ft

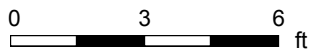


PREPARED: 2024/05/16



228 17 St, Canmore, AB

1621 1st Avenue Lower (Below Grade) Exterior Area 955.01 sq ft
Interior Area 871.65 sq ft



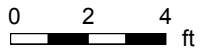
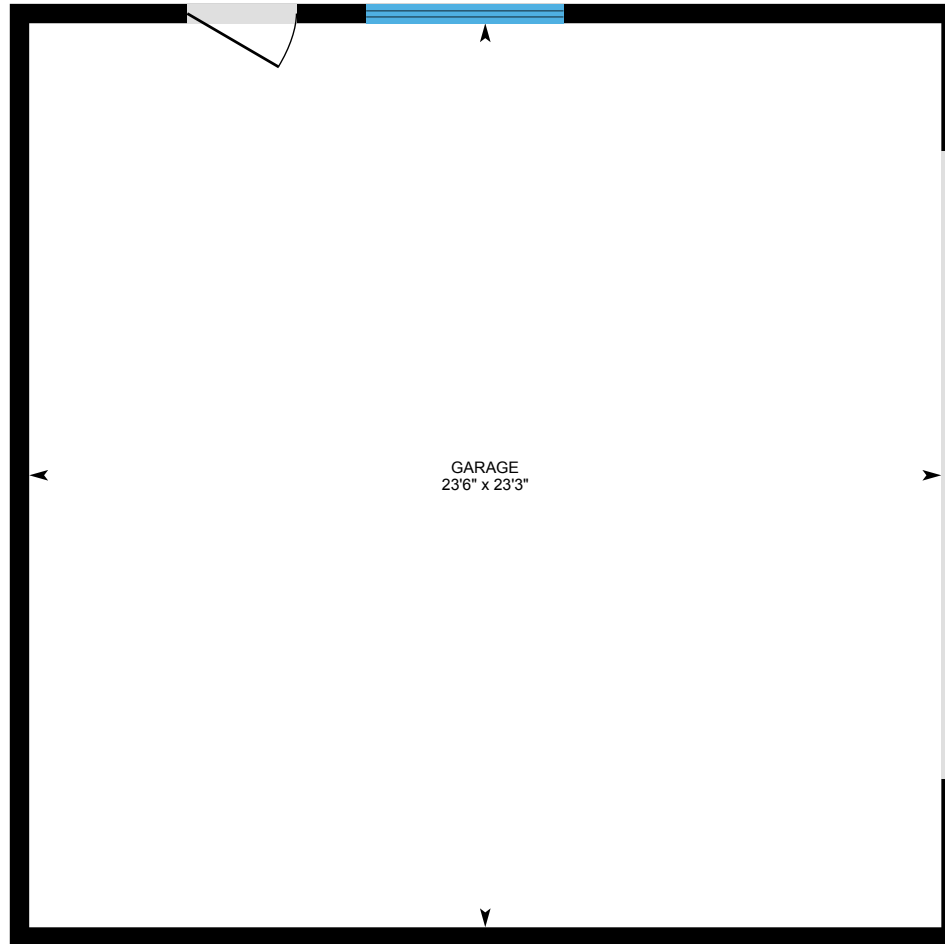
PREPARED: 2024/05/16



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

228 17 St, Canmore, AB

1621 1st Avenue Garage Excluded Area 594.90 sq ft



PREPARED: 2024/05/16



228 17 St, Canmore, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

228 17th St And 1621 1st Ave

228 17TH STREET

3pc Bath: 11'11" x 4'1"

4pc Bath: 11'1" x 5'6"

Bedroom: 10'8" x 11'2"

Den/bdrm: 9'9" x 5'9"

Kitchen: 15'7" x 19'3"

Living: 11'1" x 13'4"

Mudroom: 11' x 5'9"

Primary: 12' x 10'4"

Utility: 5'2" x 3'10"

1621 1ST AVENUE UPPER

2pc Ensuite: 4'8" x 5'3"

4pc Bath: 6'11" x 7'6"

Bedroom: 9'8" x 12'8"

Deck: 12' x 19'11"

Dining: 12'2" x 8'4"

Foyer: 12'2" x 4'1"

Kitchen: 12'2" x 8'8"

Living: 12'1" x 16'1"

Porch: 7'11" x 4'8"

Primary: 12'1" x 10'9"

1621 1ST AVENUE LOWER

5pc Bath: 11'4" x 6'1"

Bedroom: 11'4" x 13'4"

Kitchen: 11'9" x 13'5"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

228 17th St And 1621 1st Ave

228 17TH STREET

Interior Area: 998.97 sq ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 1063.88 sq ft

1621 1ST AVENUE UPPER

Interior Area: 1017.91 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 1114.32 sq ft

1621 1ST AVENUE LOWER (Below Grade)

Interior Area: 871.65 sq ft

Perimeter Wall Thickness: 8.0 in

Exterior Area: 955.01 sq ft

1621 1ST AVENUE GARAGE

All space is excluded

Total Above Grade Floor Area, 228 17th St And 1621 1st Ave

Interior Area: 2016.89 sq ft

Excluded Area: 594.90 sq ft

Exterior Area: 2178.20 sq ft

228 17 St, Canmore, AB

Property Details

Room Measurements

Laundry: 11'6" x 10'4"

Living Room: 11'5" x 16'10"

Utility: 7'8" x 4'3"

1621 1ST AVENUE GARAGE

Garage: 23'6" x 23'3"

Floor Area Information

Customer Name: Brad Hawker and Drew Betts

Customer Company: Royal LePage Solutions

Prepared: May 16, 2024

Drew Betts and Brad Hawker

Royal LePage Solutions

May 16, 2024

228 17 St, Canmore, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

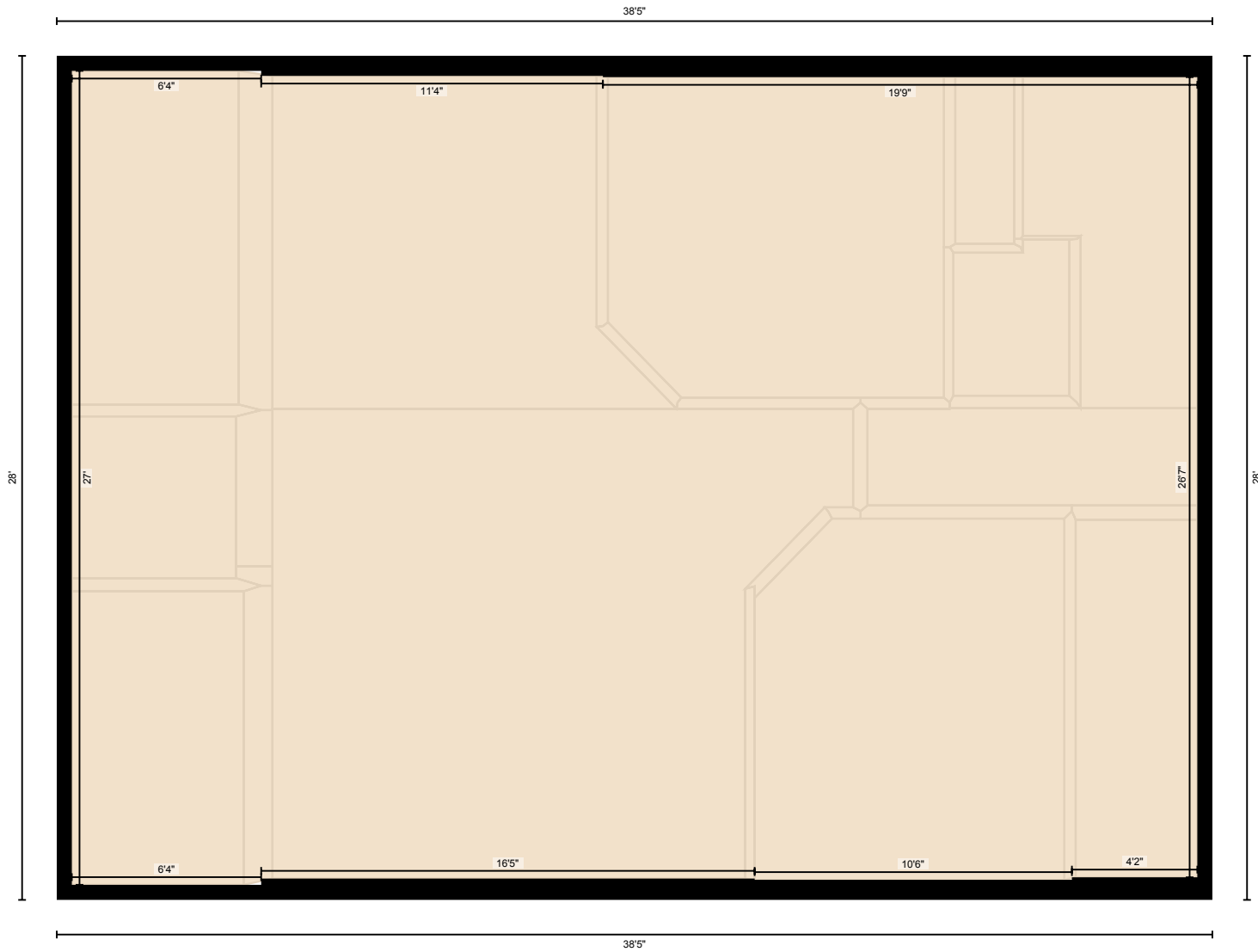
More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

228 17 St, Canmore, AB

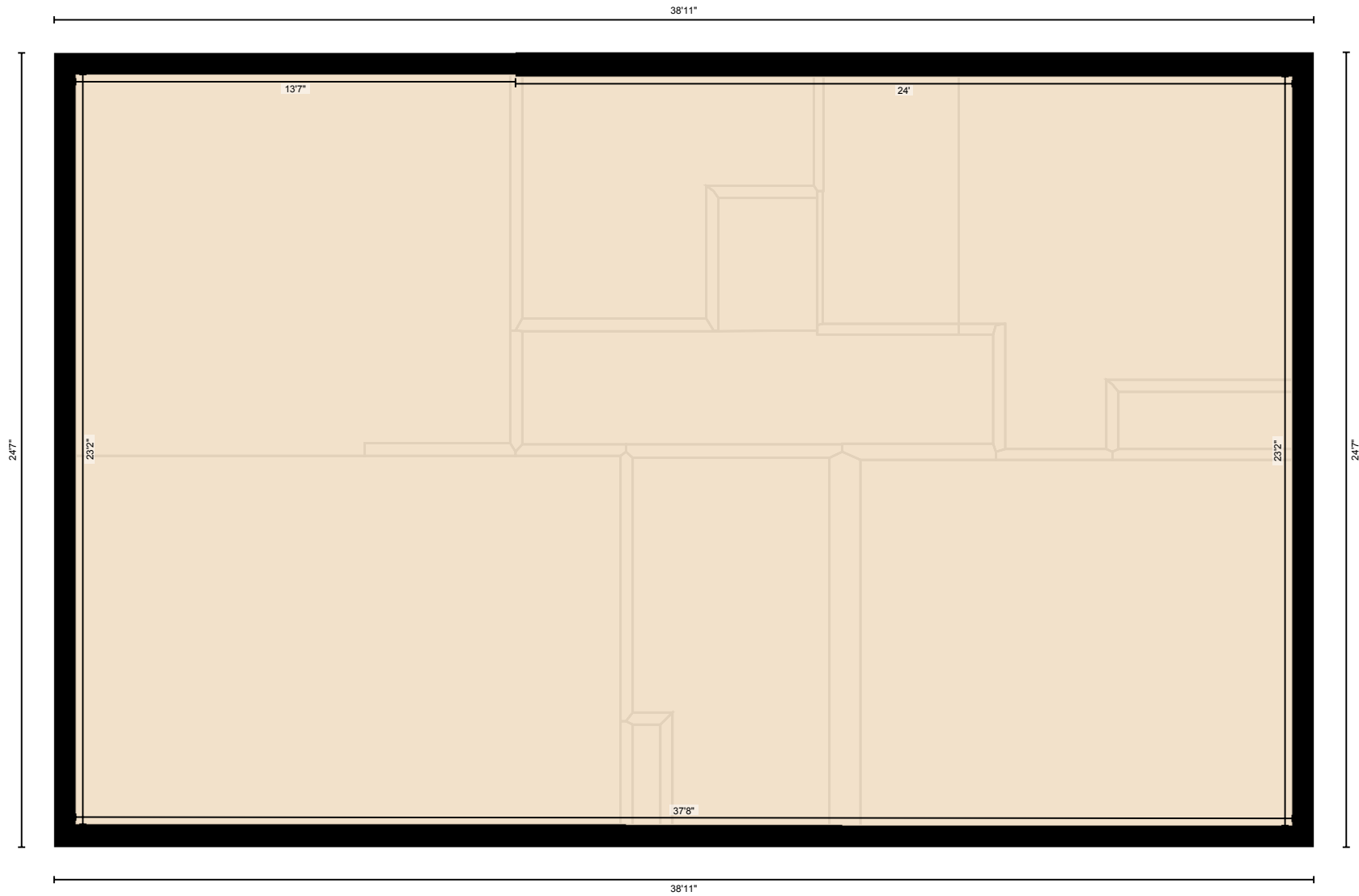
Measurement Diagram for: 228 17th Street
Exterior Wall Thickness: 6.0 in



PREPARED: 2024/05/16

228 17 St, Canmore, AB

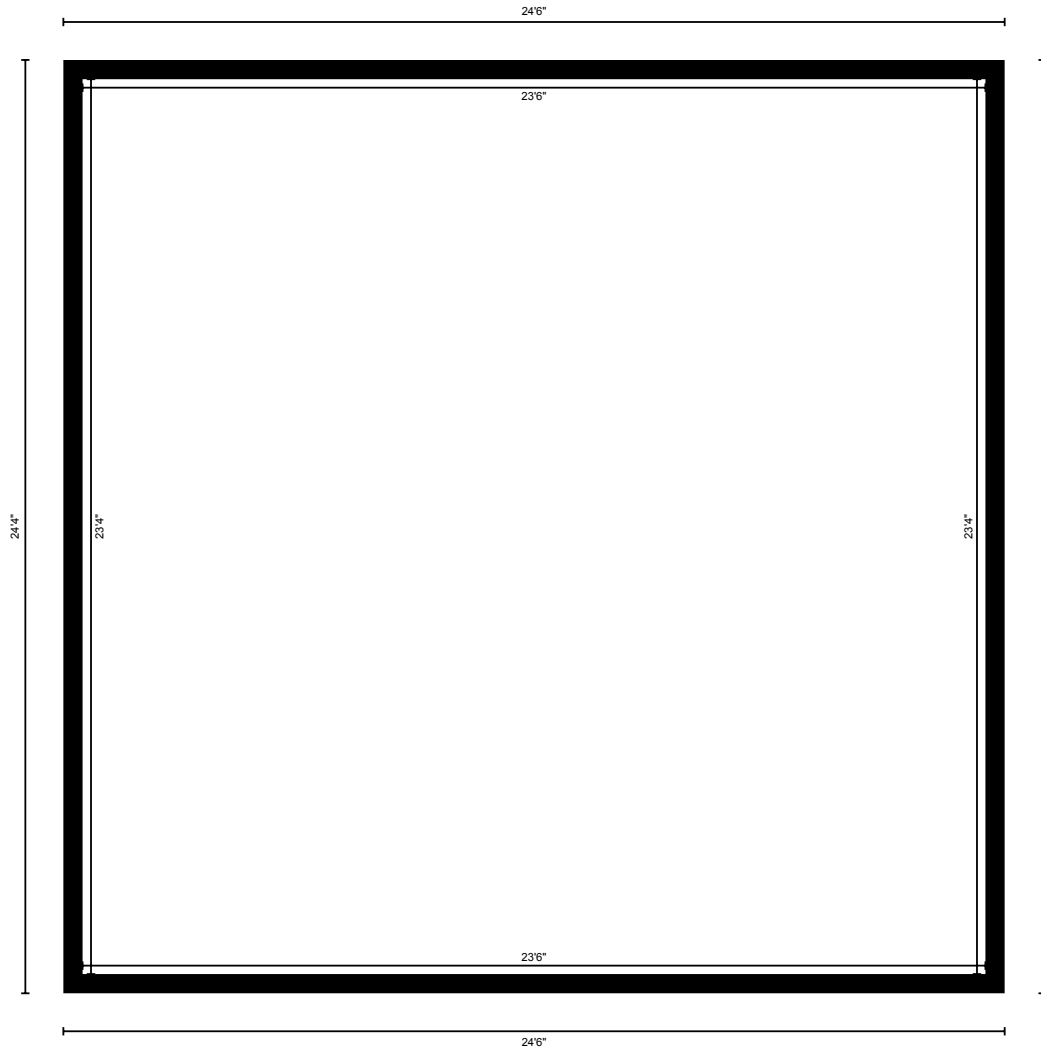
Measurement Diagram for: 1621 1st Avenue Lower
Exterior Wall Thickness: 8.0 in



PREPARED: 2024/05/16

228 17 St, Canmore, AB

Measurement Diagram for: 1621 1st Avenue Garage
Exterior Wall Thickness: 6.0 in



PREPARED: 2024/05/16