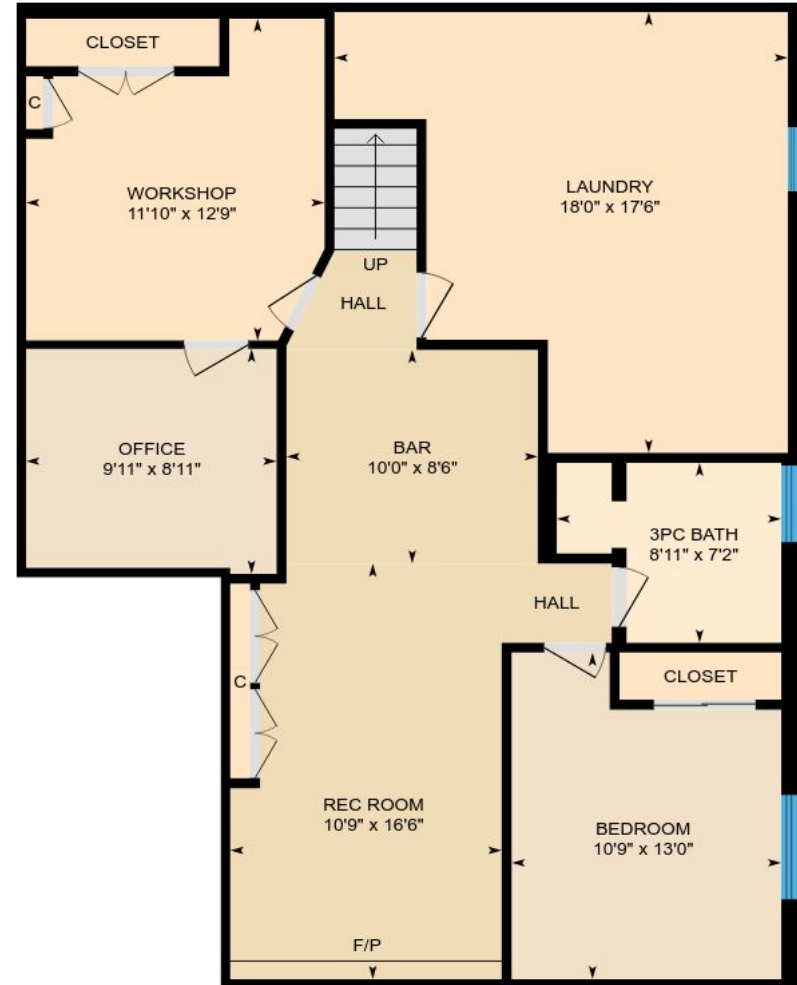


# 1603 Rouleau Crescent SE, Calgary, AB

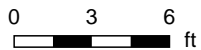
Main Building: Total Exterior Area Above Grade 1134 sq ft



**Main Floor**  
Exterior Area 1134 sq ft



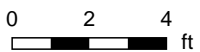
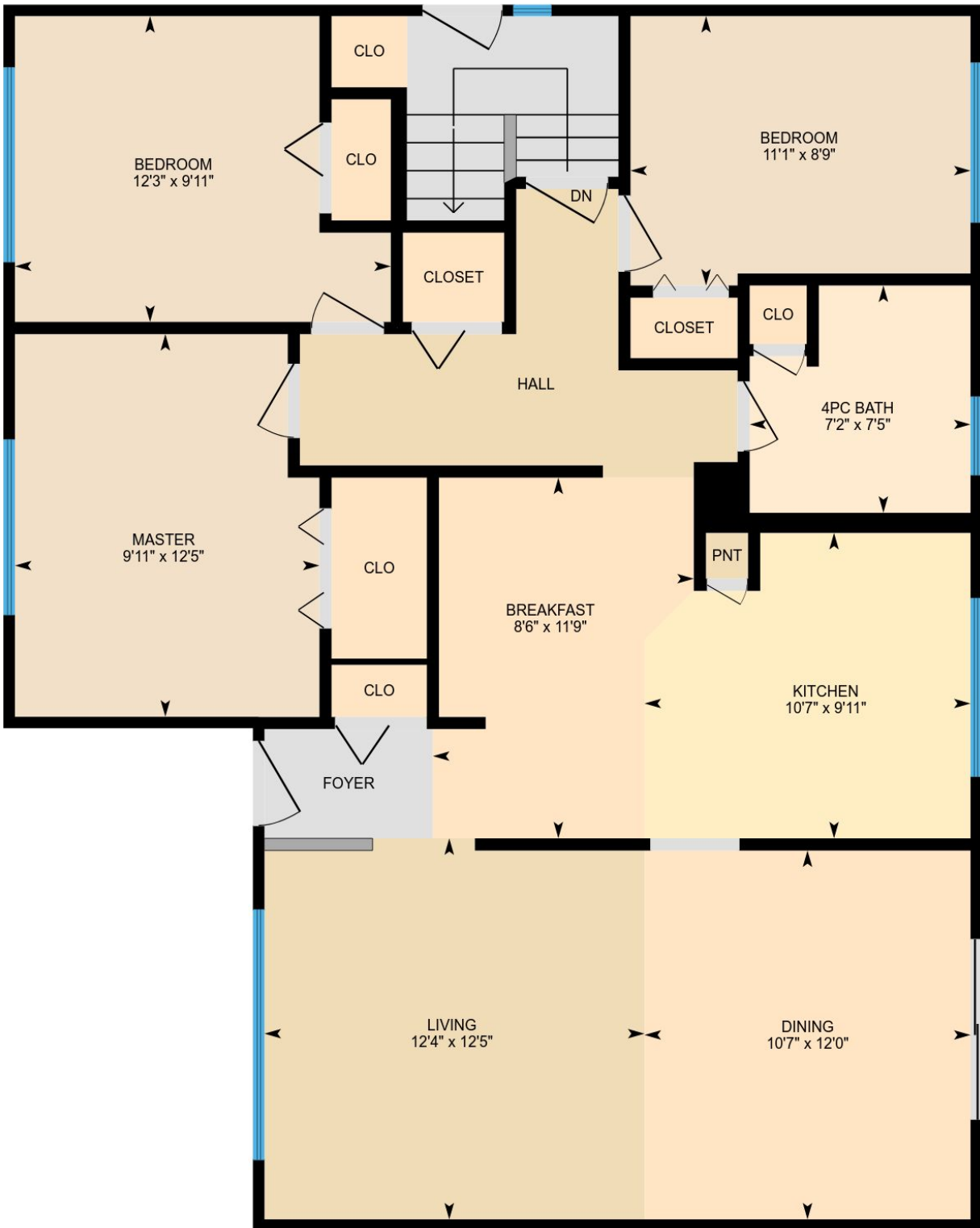
**Basement (Below Grade)**  
Exterior Area 1073 sq ft



PREPARED: Oct, 2018

# 1603 Rouleau Crescent SE, Calgary, AB

**Main Floor** Total Exterior Area 1134 sq ft  
Total Interior Area 1081 sq ft



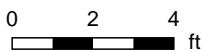
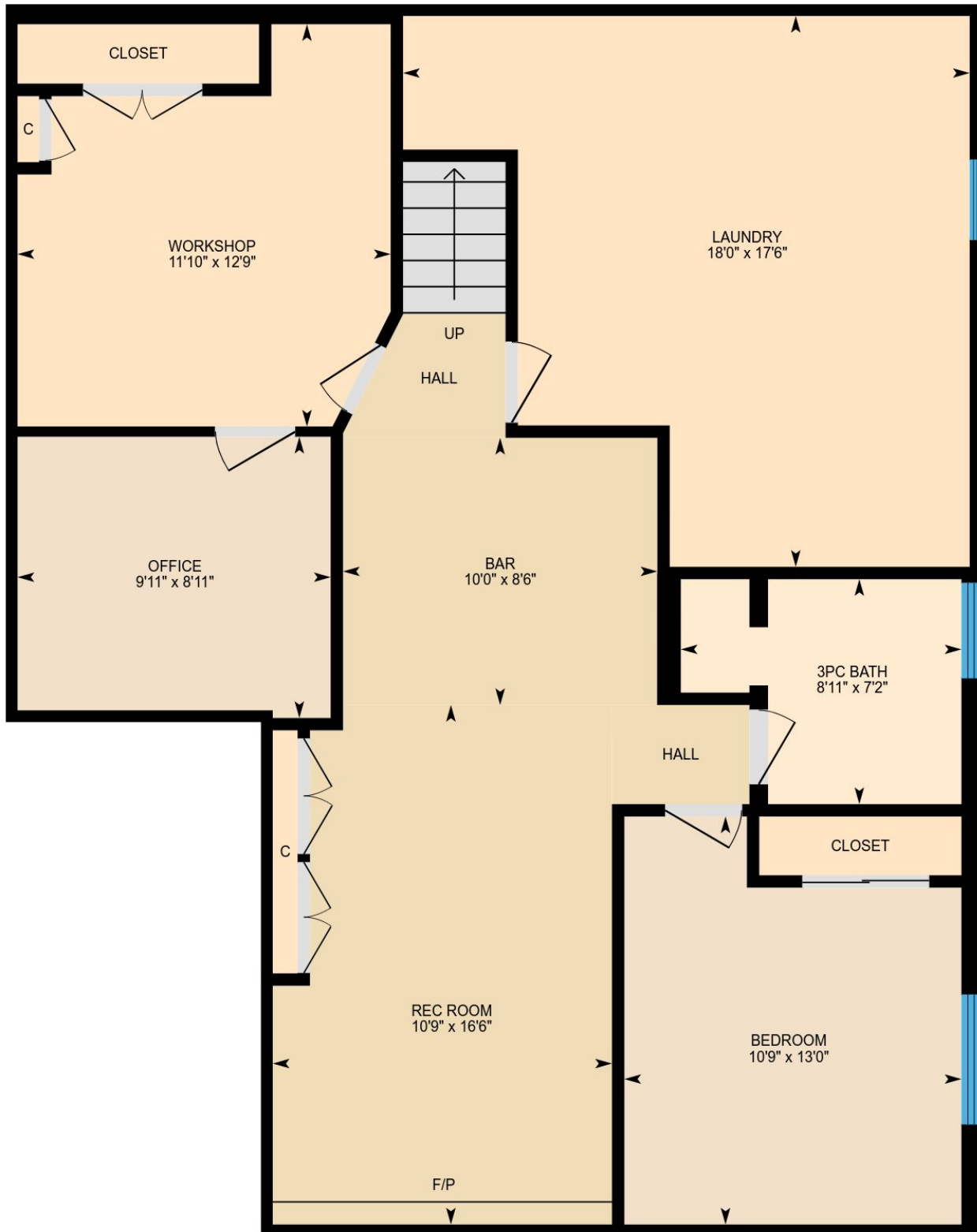
PREPARED: Oct, 2018



White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 1603 Rouleau Crescent SE, Calgary, AB

**Basement** Total Exterior Area 1073 sq ft  
Total Interior Area 1021 sq ft



PREPARED: Oct, 2018



White regions are excluded from total floor area. All room dimensions and and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 1603 Rouleau Crescent SE, Calgary, 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.

### Main Building

#### MAIN FLOOR

Breakfast: 8'6" x 11'9"

Kitchen: 10'7" x 9'11"

Dining: 10'7" x 12'0"

Living: 12'4" x 12'5"

4pc Bath: 7'2" x 7'5"

Bedroom: 11'1" x 8'9"

Bedroom: 12'3" x 9'11"

Master: 9'11" x 12'5"

#### BASEMENT

Rec Room: 10'9" x 16'6"

Workshop: 11'10" x 12'9"

Office: 9'11" x 8'11"

3pc Bath: 8'11" x 7'2"

Laundry: 18'0" x 17'6"

Bar: 10'0" x 8'6"

Bedroom: 10'9" x 13'0"

### Floor Area Information

For explanation of floor area calculations and method of measurement please see <http://youriguide.com/measure/>

### Main Building

Building Perimeter Wall Thickness: 4.5 in

#### MAIN FLOOR

Interior Area: 1081 sq ft

Perimeter Wall Length: 142 ft

Exterior Area: 1134 sq ft

#### BASEMENT (Below Grade)

Interior Area: 1021 sq ft

Perimeter Wall Length: 139 ft

Exterior Area: 1073 sq ft

### Total Above Grade Floor Area

Main Building Interior: 1081 sq ft

**Main Building Exterior: 1134 sq ft**

Customer Name: Clint Willies

Customer Company: Century 21 PowerRealty.ca

Prepared: Oct 30, 2018

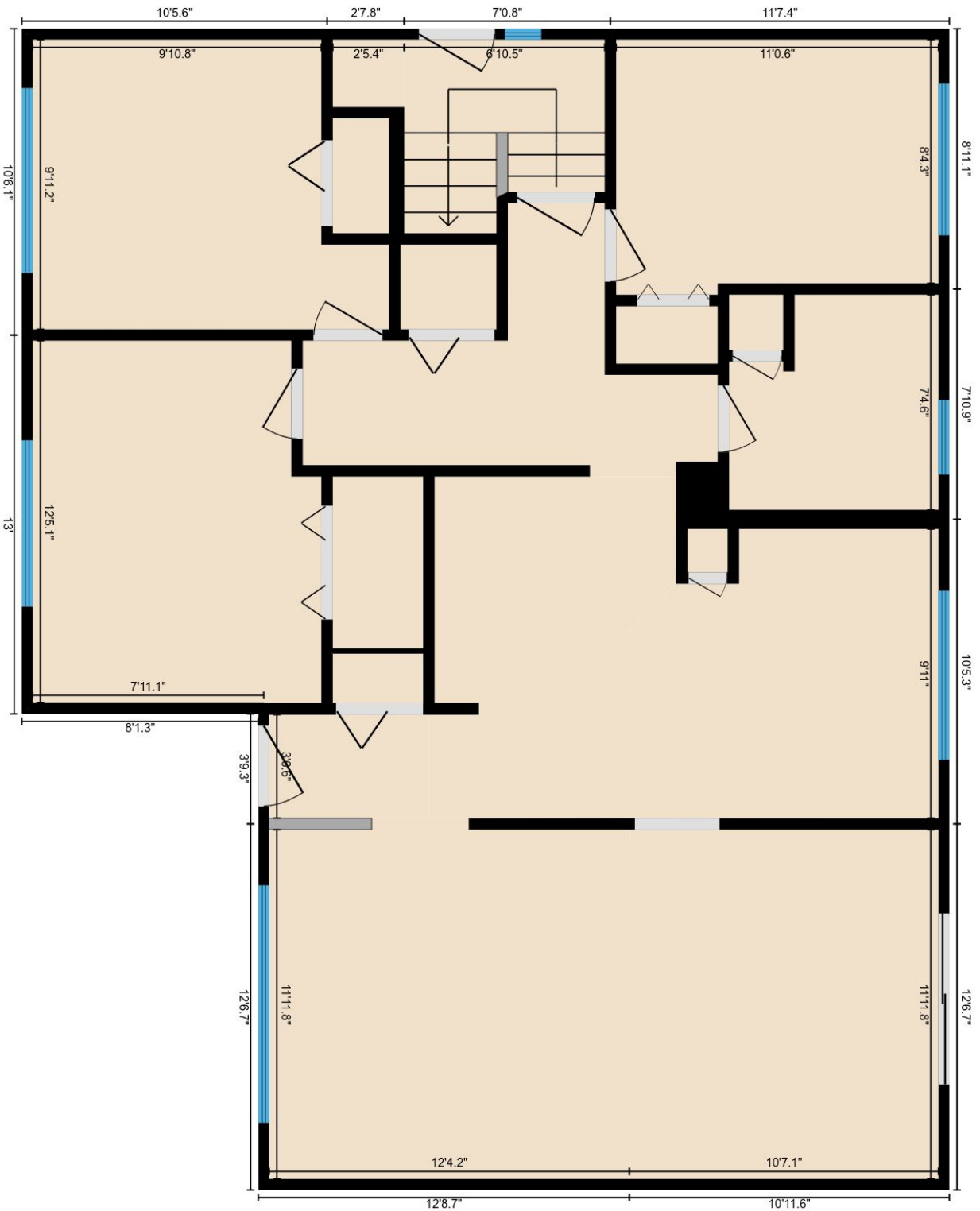
The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

This property was measured by CMC Photography and Measure Services.

# 1603 Rouleau Crescent SE, Calgary, AB

## Measurement Diagram for Main Floor

Exterior Wall Thickness: 4.5 in



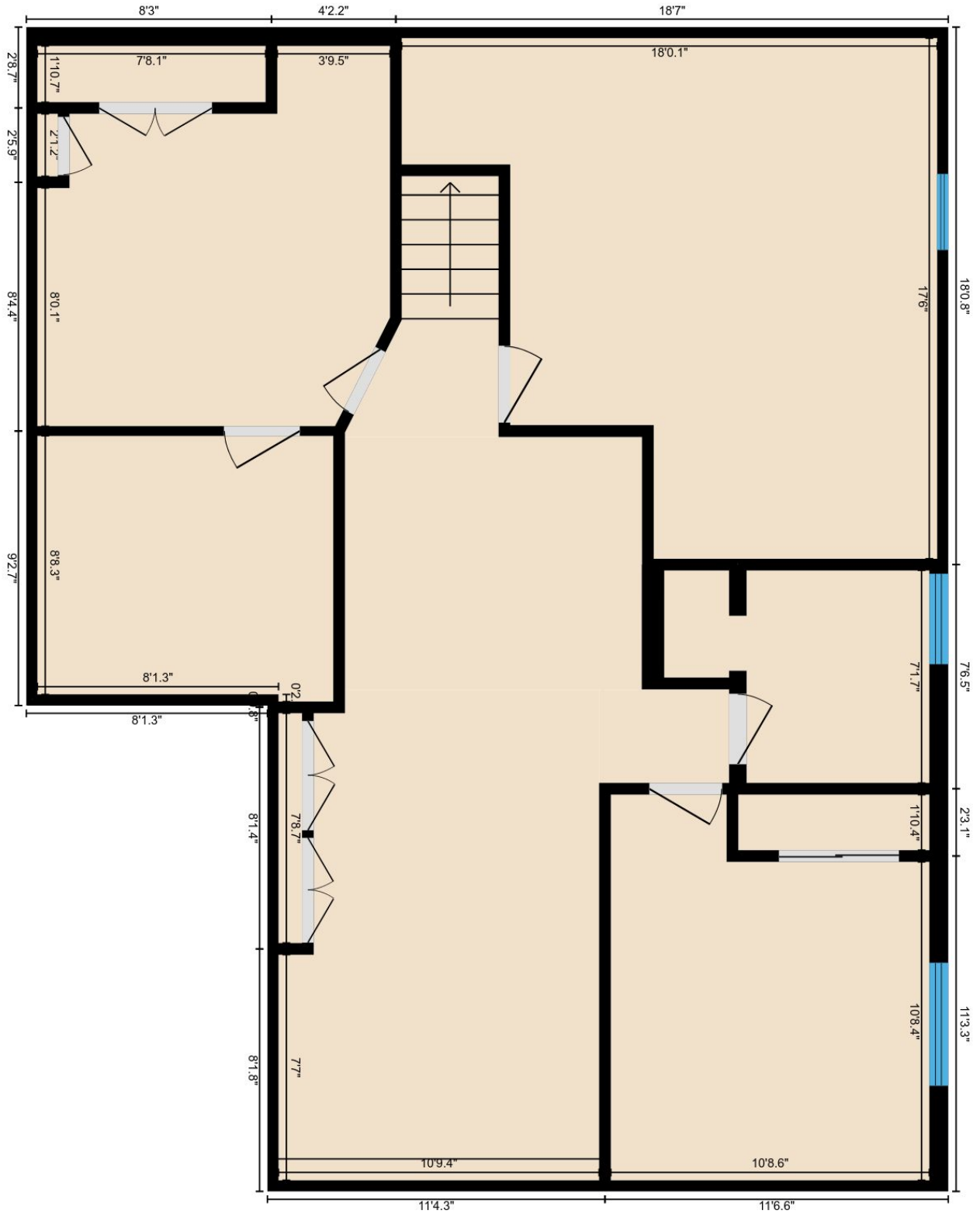
PREPARED: Oct, 2018

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.

# 1603 Rouleau Crescent SE, Calgary, AB

## Measurement Diagram for Basement

Exterior Wall Thickness: 4.5 in



PREPARED: Oct, 2018