

Property / Order Information

Order Address - 3221 2 Street NW

City / Town - Calgary, Alberta

Date Completed - September 18, 2026

Customer Name - Jason Hunter

Company Name - Coldwell Banker Homesmart Real Estate

Exterior Wall Thickness - 2 x 6

Measurement Procedure - RECA RMS // Attached

info@urbanmeasure.com

Calgary | Edmonton, AB

403.827.4420 | 587.598.4420

Toll Free : 1.844.504.4420

Total Measurements (RMS)

MAIN LEVEL (AG) - 819.23 Sq.Ft. / 76.11 m2

UPPER LEVEL (AG) - 403.88 Sq.Ft. / 37.52 m2

TOTAL ABOVE GRADE RMS SIZE - 1223.11 Sq.Ft. / 113.63 m2

"Total Above Grade RMS Size"
to be used within your MLS® system

AG - Above Grade Level
BG - Below Grade Level

Room Dimensions // Main Level

Dominant Ceiling Height - 8'10"

Living Room - 13'6" x 12'7"

Vaulted Living Room Ceiling Height - 17'3"

Kitchen - 10'11" x 9'11"

Dining Area - 12'10" x 9'10"

Bedroom Two - 12'11" x 11'6"

Bedroom Two Closet - 6'3" x 6'1"

Foyer - 4'7" x 3'7"

Laundry Room - 12'4" x 4'1"

4 pc. Bathroom - 8'3" x 6'0"

Patio - 12'10" x 7'11"

Garage - 19'11" D x 17'9" W

Garage Door - 16'1" W x 7'0" H

Garage Ceiling Height - 9'5"

Room Dimensions // Upper Level

Dominant Vaulted Ceiling Height - 11'7"

Primary Bedroom - 13'11" x 12'2"

Primary Closet - 8'5" x 6'5"

5 pc. Ensuite Bathroom - 12'2" x 8'3"

Bedroom Two - 10'9" x 8'4"

Balcony - 6'1" x 5'11"

Bathroom Count // Pieces

1 - Four Piece

1 - Five Piece (Ensuite)



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RMS MEASURING | FLOOR PLANS | PHOTOS | MATTERPORT 3D | RENDERINGS | RENO PLANS | VIRTUAL STAGING

Disclaimer: All total Sq.Ft. measurements completed and insured by UrbanMeasure Inc. using the RMS Guide as prepared by your local board. Measurement Insurance provided is to be considered void without payment and/or altered in anyway. Total Sq.Ft. measurements are based on the area within the allowed perimeter of the home or condo, not by multiplying room sizes. They DO NOT include decks, patios, garages, vaulted "open to below" areas, and fireplace cantilevers. For more information on the residential measurement standard (RMS) please visit: <https://www.reca.ca>