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Property measurements insured accurate



Property / Order Information

Order Address - 259 Marina Cove SE

City / Town - Calgary, Alberta

Date Completed - October 9, 2026

Customer Name - Jayman Realty Inc.

Company Name - Jayman Realty Inc.

Exterior Wall Thickness - 2 x 6

Measurement Procedure - RECA RMS // Semi - Attached

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Total Measurements (RMS)

MAIN LEVEL (AG) - 1166.27 Sq.Ft. / 108.35 m2

TOTAL ABOVE GRADE RMS SIZE - 1166.27 Sq.Ft. / 108.35 m2

BASEMENT DEVELOPED AREA (BG) - 936.35 Sq.Ft. / 86.99 m2

BASEMENT UNDEVELOPED AREA (BG) - 229.91 Sq.Ft. / 21.36 m2

TOTAL AG/BG AREA - 2332.53 Sq.Ft. / 216.70 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 - 9'

Living Room - 12'0" x 11'9"

Kitchen - 15'6" x 11'11"

Dining Area - 8'8" x 7'9"

Primary Bedroom - 15'5" x 10'7"

Primary Closet - 10'7" x 6'2"

5 pc. Ensuite Bathroom - 9'11" x 9'4"

Foyer - 9'6" x 6'0"

Foyer Closet - 5'2" x 4'2"

Office - 7'7" x 7'1"

2 pc. Bathroom - 6'2" x 4'10"

Deck - 11'5" x 9'9"

Garage - 22'5" D x 13'1" W

Garage Door - 9'0" W x 7'10" H

Garage Ceiling Height - 11'1"

Room Dimensions // Basement

Dominant Ceiling Height - 8'7"

Recreation Room - 21'0" x 12'8"

Bedroom Two - 13'11" x 8'11"

Bedroom Two Closet - 5'4" x 4'8"

Bedroom Three - 10'5" x 10'2"

Wet Bar - 8'10" x 5'4"

Laundry Room - 6'10" x 5'0"

4 pc. Bathroom - 8'10" x 4'10"

Utility Room - 20'8" x 8'6"

Bathroom Count // Pieces

1 - Two Piece

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>

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