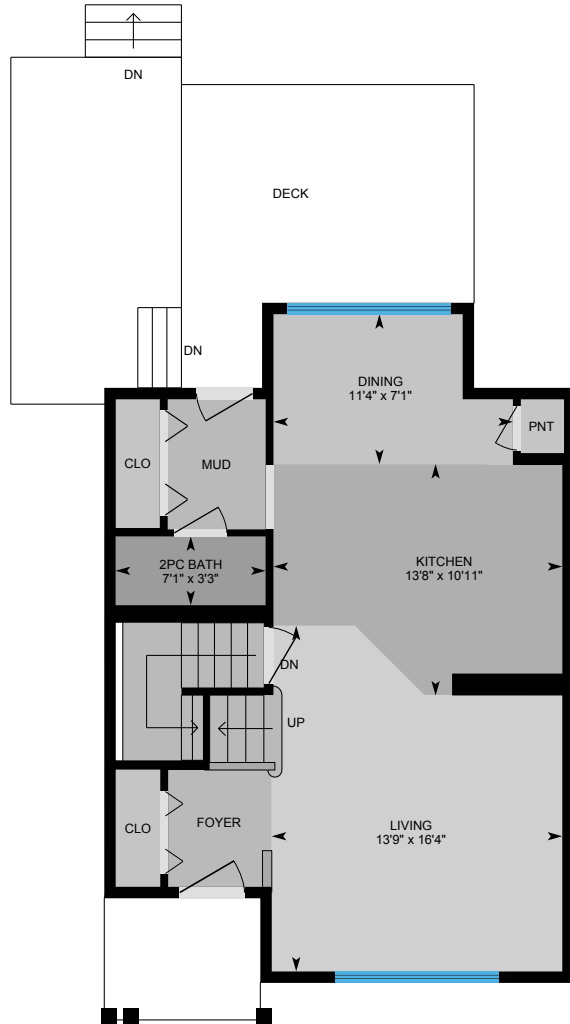
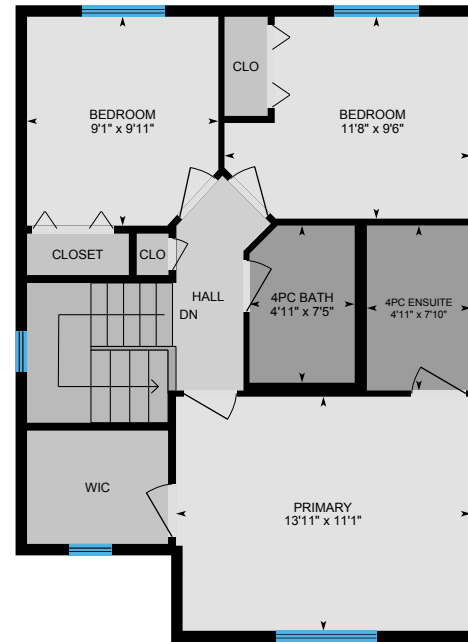


# 2322 Reunion St NW, Airdrie, AB

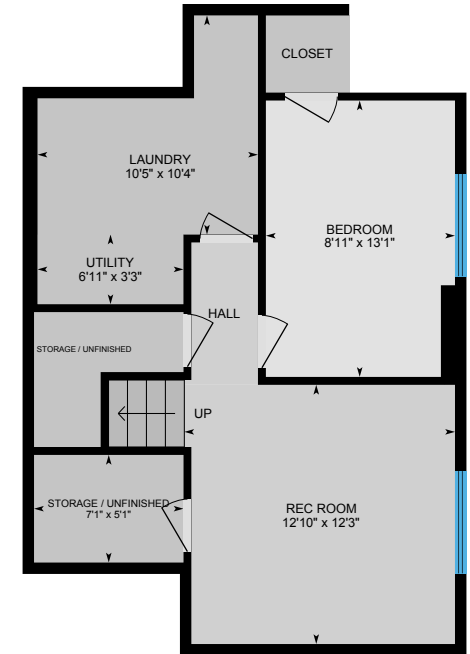
Main Building: Total Exterior Area 1831.34 sq ft



**Main Floor**  
Exterior Area 633.61 sq ft



**2nd Floor**  
Exterior Area 634.00 sq ft



**Basement (Below Grade)**  
Exterior Area 563.74 sq ft

0 4 8  
ft



PREPARED: 2026/02/03

# 2322 Reunion St NW, Airdrie, AB

**Main Floor** Exterior Area 633.61 sq ft  
Interior Area 574.89 sq ft



0 4 8 ft

PREPARED: 2026/02/03



# 2322 Reunion St NW, Airdrie, AB

**2nd Floor** Exterior Area 634.00 sq ft  
Interior Area 578.69 sq ft



0 3 6 ft

PREPARED: 2026/02/03



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.

# 2322 Reunion St NW, Airdrie, AB

**Basement (Below Grade)** Exterior Area 563.74 sq ft  
Interior Area 511.08 sq ft



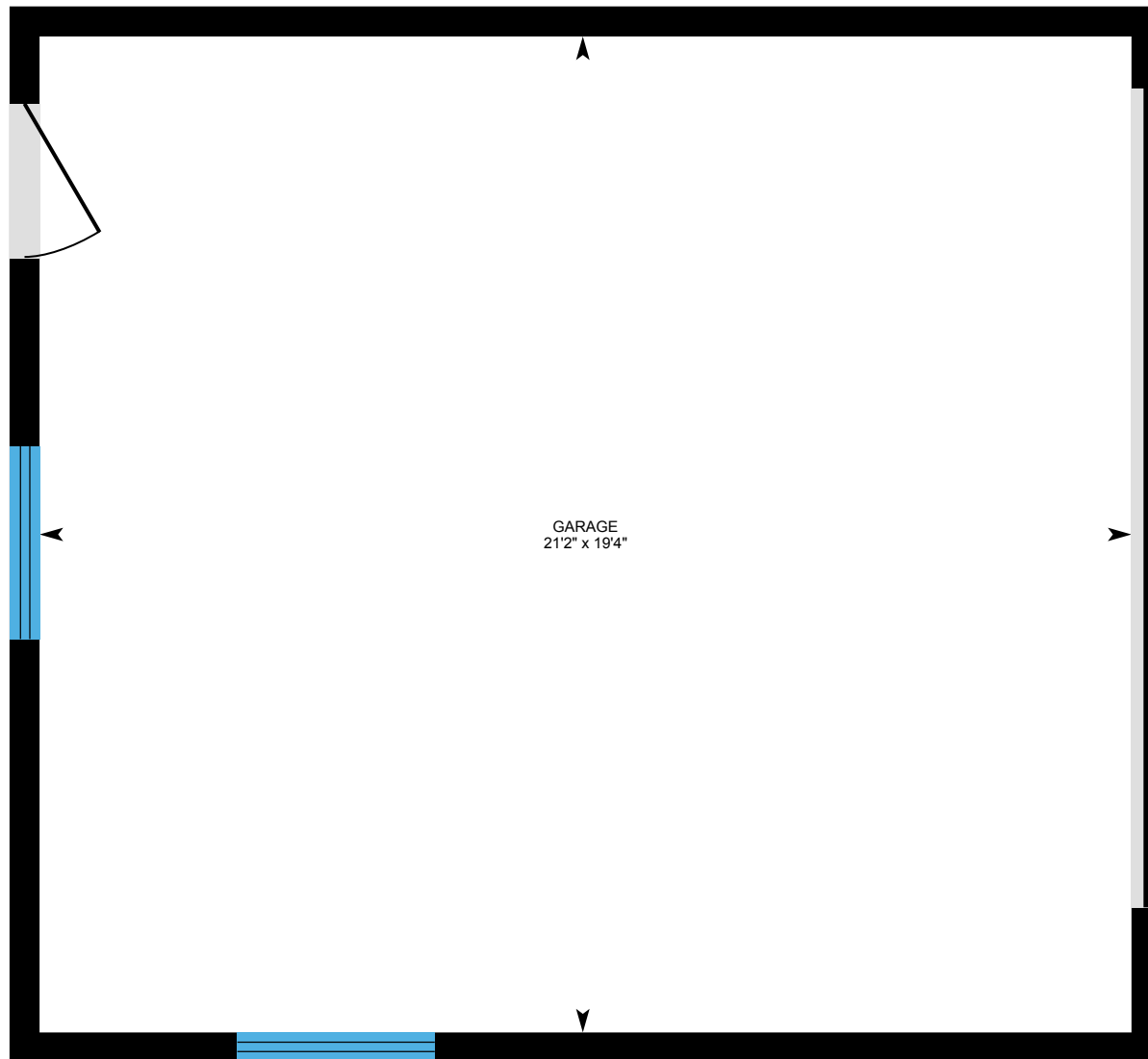
0 3 6 ft

PREPARED: 2026/02/03



# 2322 Reunion St NW, Airdrie, AB

New Floor Excluded Area 410.47 sq ft



0 2 4 ft

PREPARED: 2026/02/03



# 2322 Reunion St NW, Airdrie, 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

2pc Bath: 7'1" x 3'3"

Dining: 11'4" x 7'1"

Kitchen: 13'8" x 10'11"

Living: 13'9" x 16'4"

##### 2ND FLOOR

4pc Bath: 4'11" x 7'5"

4pc Ensuite: 4'11" x 7'10"

Bedroom: 11'8" x 9'6"

Bedroom: 9'1" x 9'11"

Primary: 13'11" x 11'1"

##### BASEMENT

Bedroom: 8'11" x 13'1"

Laundry: 10'5" x 10'4"

Rec Room: 12'10" x 12'3"

Storage / Unfinished: 7'1" x 5'1"

Utility: 6'11" x 3'3"

#### Detached Garage

##### NEW FLOOR

Garage: 19'4" x 21'2"

### 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.

#### Main Building

##### MAIN FLOOR

Interior Area: 574.89 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 633.61 sq ft

##### 2ND FLOOR

Interior Area: 578.69 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 634.00 sq ft

##### BASEMENT (Below Grade)

Interior Area: 511.08 sq ft

Perimeter Wall Thickness: 6.5 in

Exterior Area: 563.74 sq ft

Finished Area: 405.57 sq ft

#### Detached Garage

##### NEW FLOOR

All space is excluded

#### Total Above Grade Floor Area, Main Building

Interior Area: 1153.58 sq ft

Exterior Area: 1267.60 sq ft

#### Total Area (Above & Below Grade), Main Building

Interior Area: 1664.66 sq ft

# 2322 Reunion St NW, Airdrie, AB

## Property Details

### Room Measurements

### Floor Area Information

Finished Area (Below Grade): 405.57 sq ft

Exterior Area: 1831.34 sq ft

#### Total Above Grade Floor Area, Detached Garage

Excluded Area: 410.47 sq ft

#### Total Area (Above & Below Grade), Detached Garage

Excluded Area: 410.47 sq ft

Customer Name: Jonn VanBryce

Customer Company: REAL Broker

Prepared: Feb 3, 2026

This property was surveyed onsite by Snap Squad Visual Marketing Inc. and drafted / measured by Planitar Inc.

- Total Above Grade Area is RMS size.
- For apartment-style properties, use Main Building Interior Area.
- For detached properties, townhouses, semi-detached properties use Main Building Exterior Area.
- Note: For semi-detached and townhouse properties - if the thickness of the demising wall(s) cannot be determined, the thickness of an exterior wall shall be used.
- Below Grade levels - finished vs unfinished areas and interior vs exterior area measurements should be disclosed

Measurement diagrams are available as part of the downloadable PDF floor plans.

# 2322 Reunion St NW, Airdrie, 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>

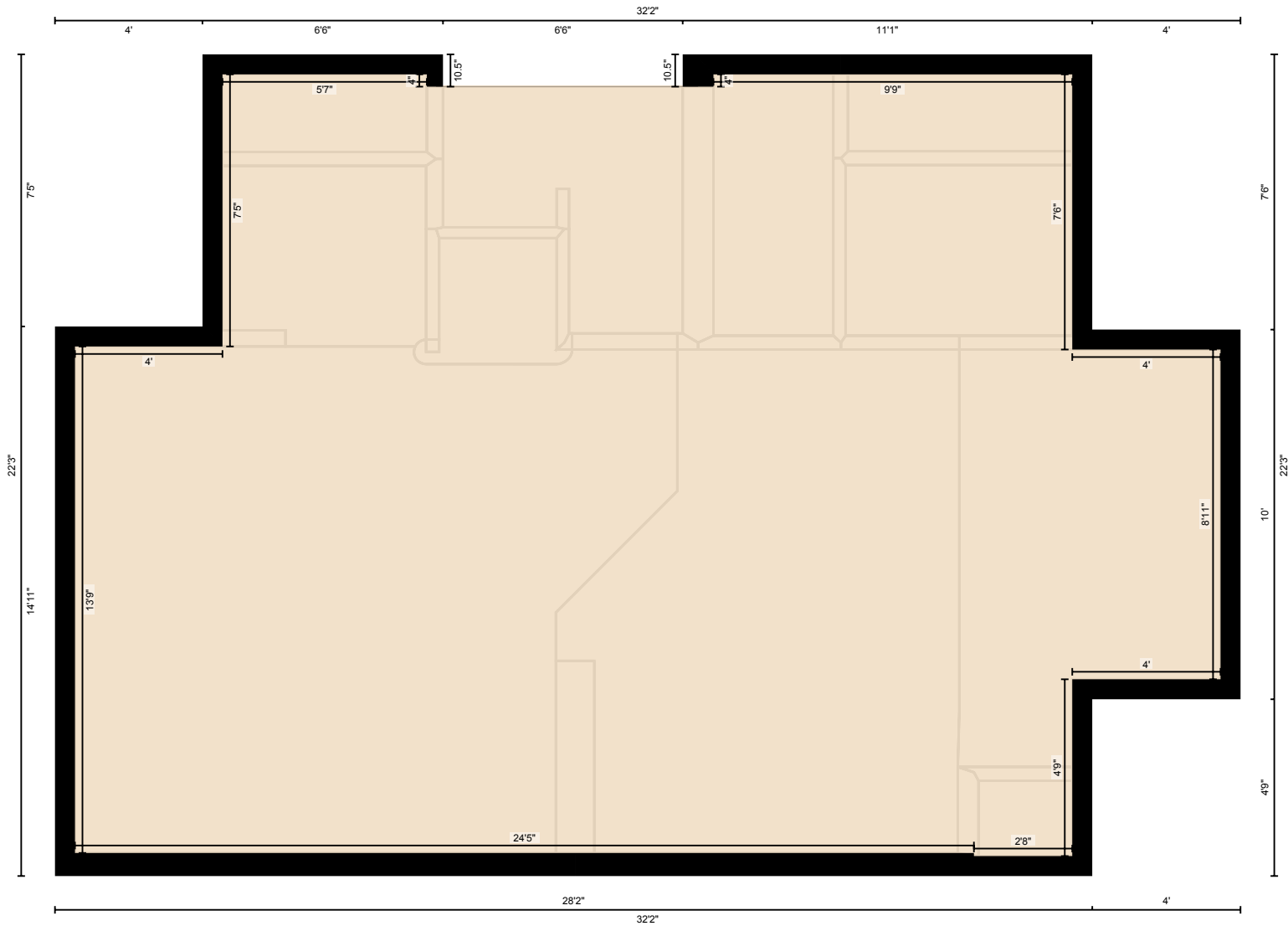
**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



# 2322 Reunion St NW, Airdrie, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

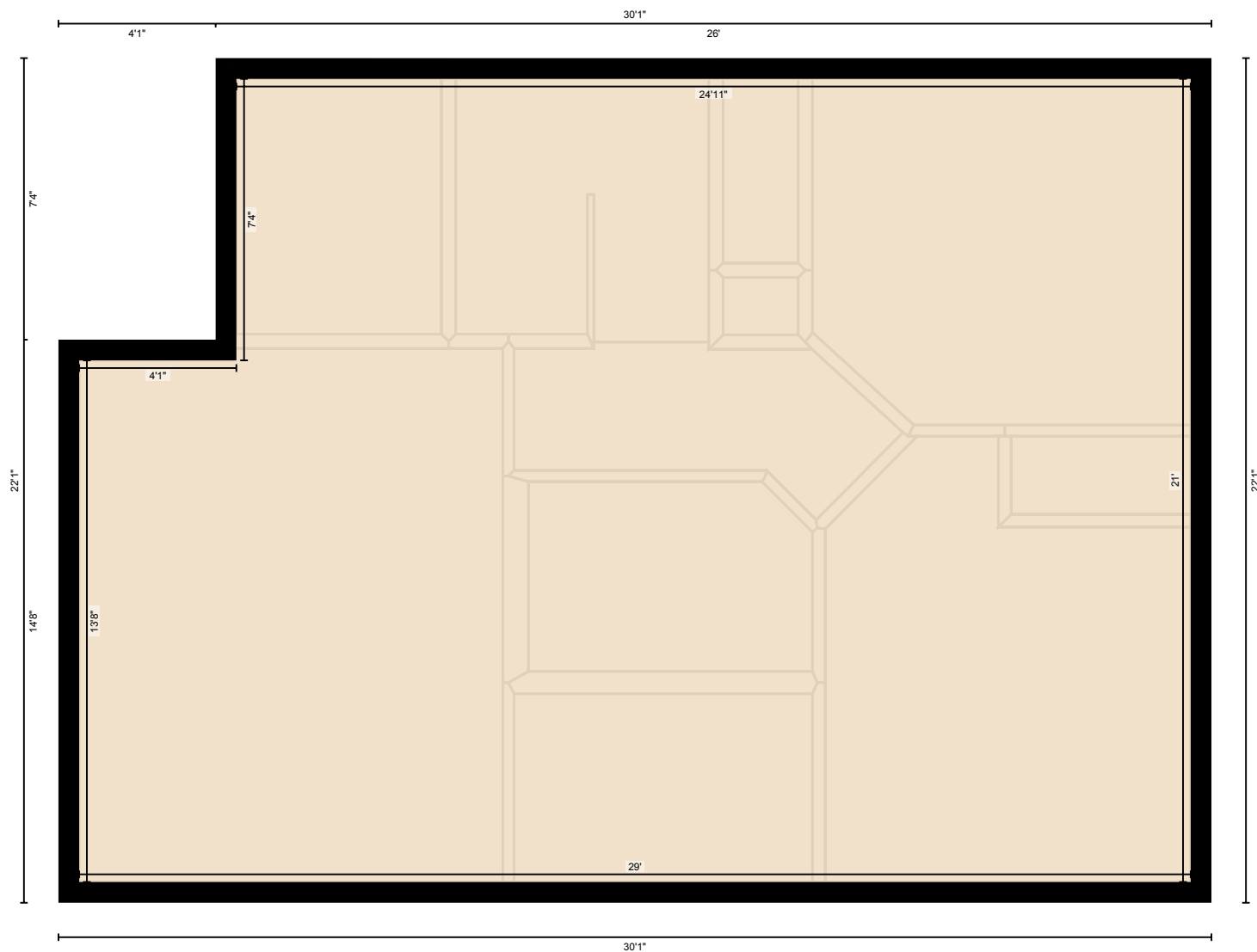


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# 2322 Reunion St NW, Airdrie, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in

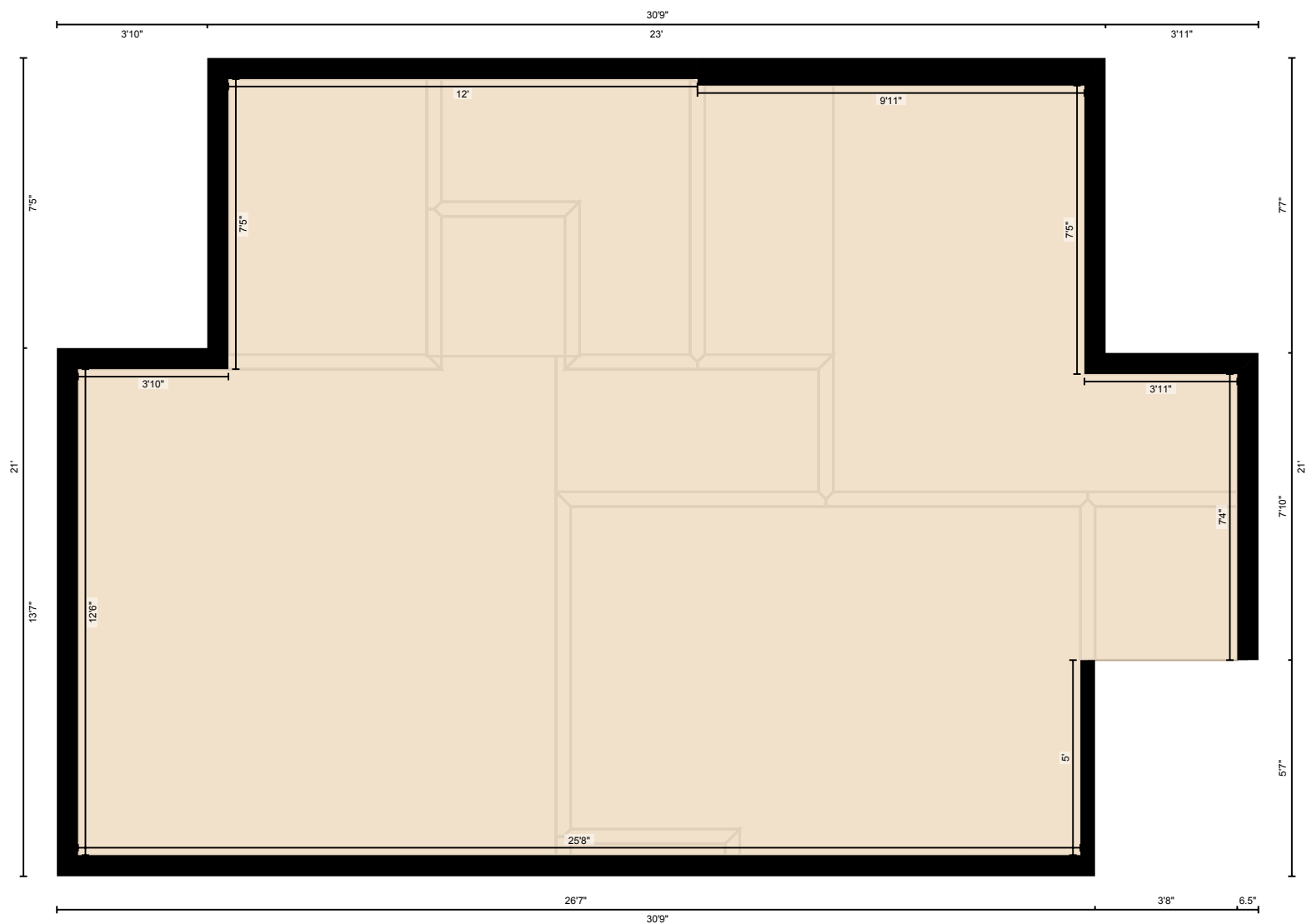


PREPARED: 2026/02/03

# 2322 Reunion St NW, Airdrie, AB

Measurement Diagram for: Basement

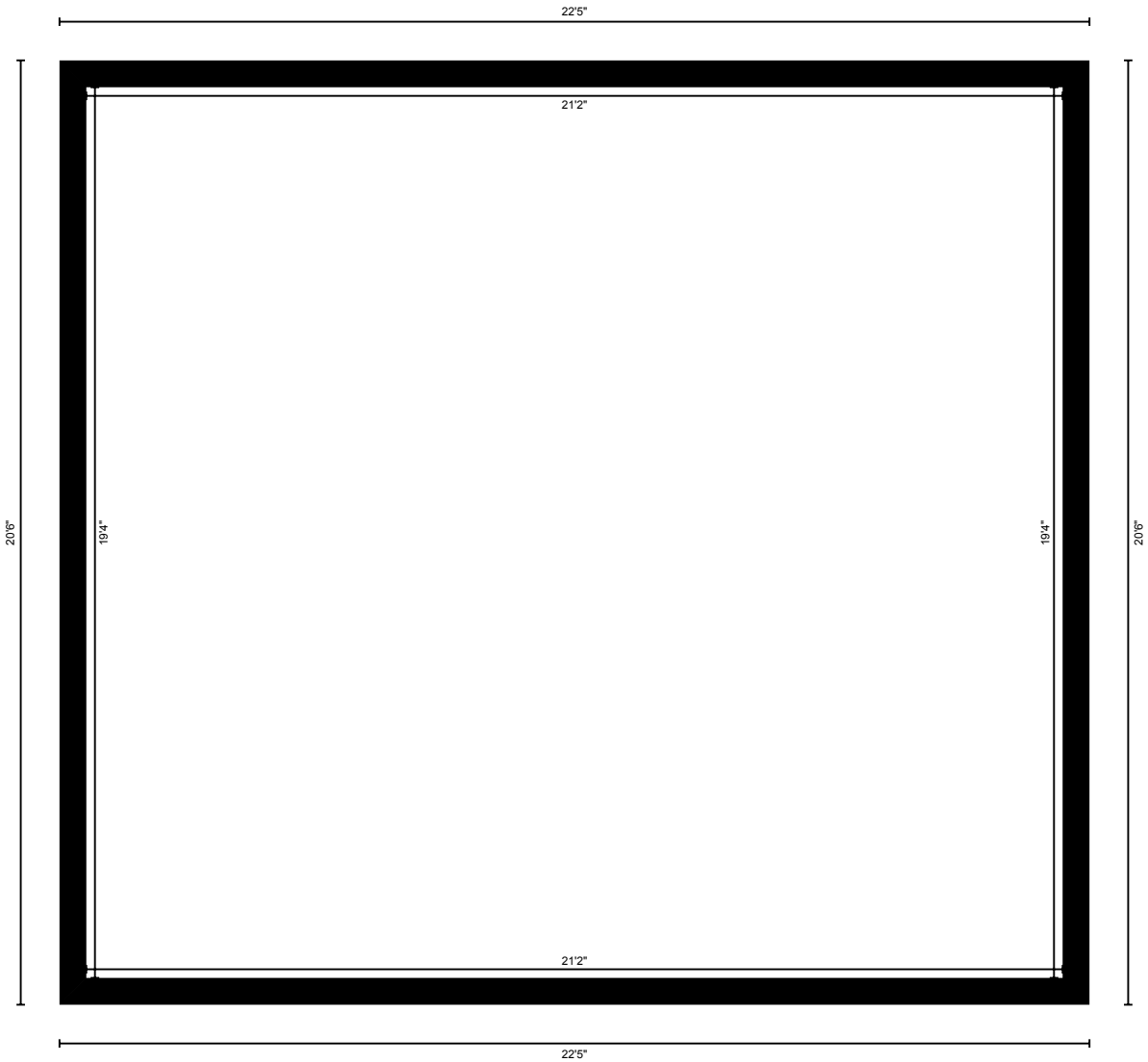
Exterior Wall Thickness: 6.5 in



PREPARED: 2026/02/03

2322 Reunion St NW, Airdrie, AB

Measurement Diagram for: New Floor



PREPARED: 2026/02/03

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.