

# 1509 38 St SE, Calgary, AB

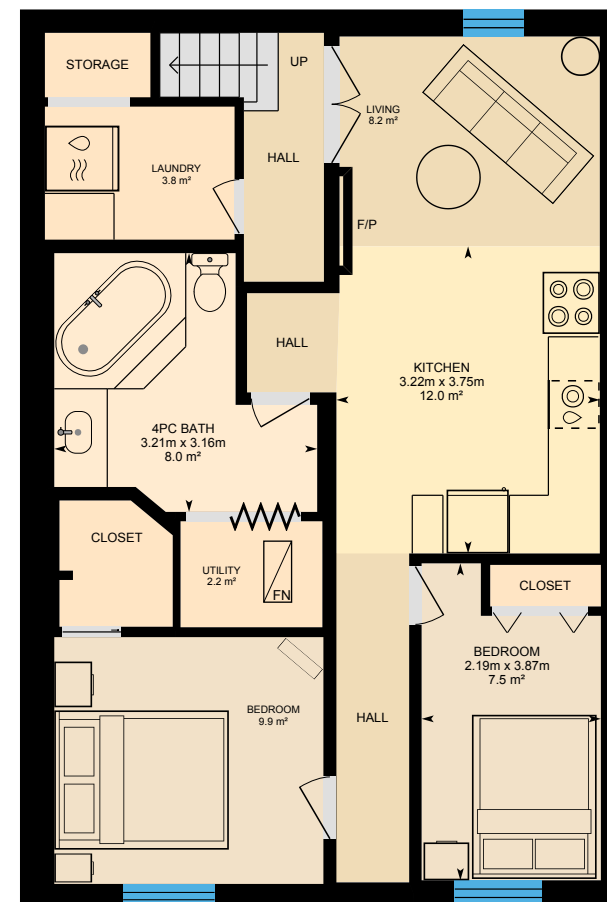
Main Building: Total Exterior Area Above Grade 84.05 m<sup>2</sup>



**Main Floor**  
Exterior Area 84.05 m<sup>2</sup>



0 1 2 m



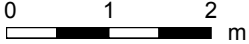
**Basement (Below Grade)**  
Exterior Area 78.36 m<sup>2</sup>



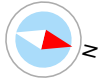
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Main Floor Exterior Area 84.05 m<sup>2</sup>  
Interior Area 79.46 m<sup>2</sup>

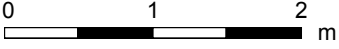
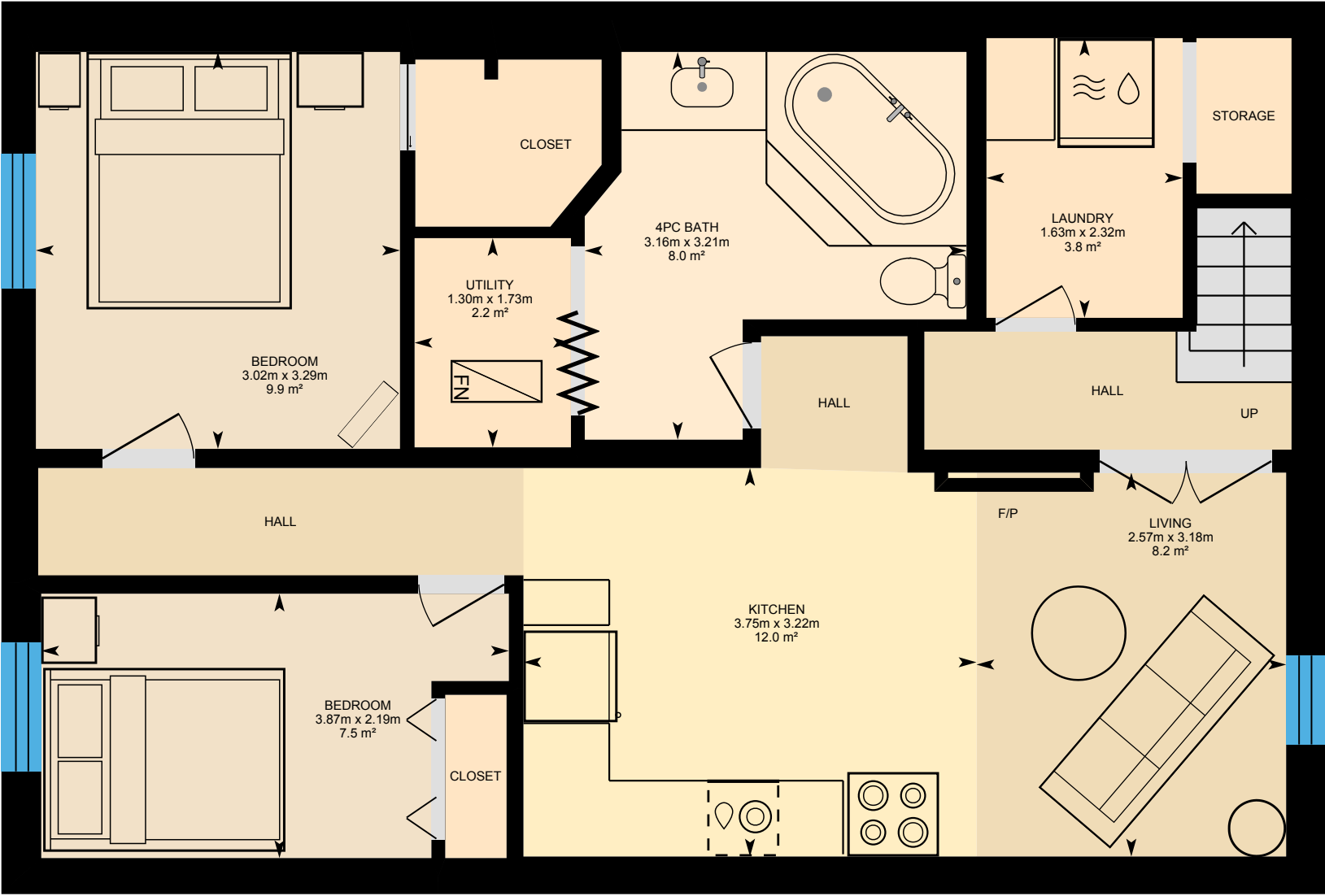


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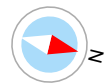


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Basement (Below Grade) Exterior Area 78.36 m<sup>2</sup>  
Interior Area 69.33 m<sup>2</sup>



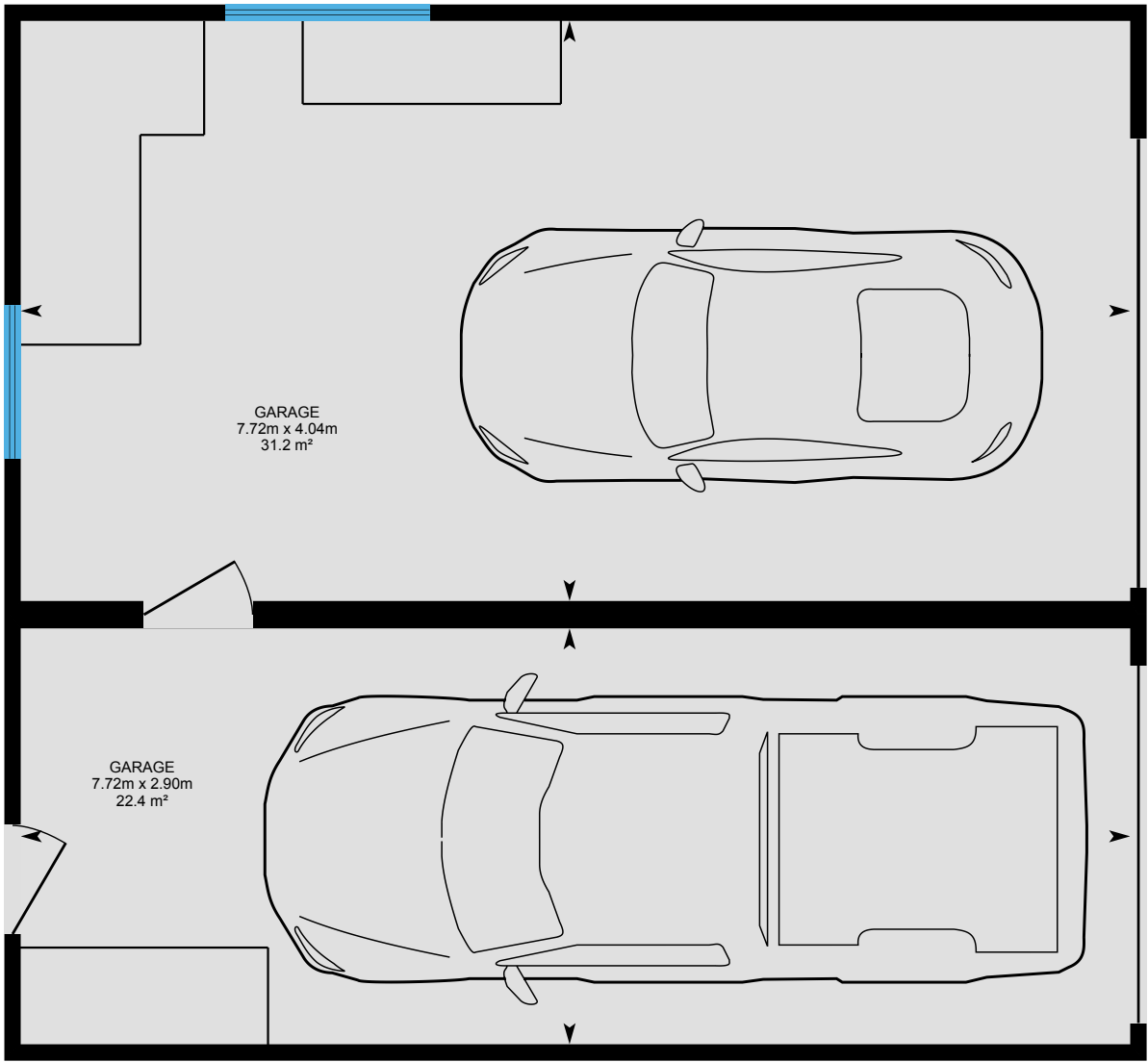
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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**Detached Garage** Exterior Area 58.46 m<sup>2</sup>  
Interior Area 55.01 m<sup>2</sup>



0 1 2 m

PREPARED: 2025/04/20



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## 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

4pc Bath: 2.95m x 1.48m | 4.2 m<sup>2</sup>  
Bedroom: 7.10m x 3.30m | 20.9 m<sup>2</sup>  
Bedroom: 2.98m x 2.43m | 7.2 m<sup>2</sup>  
Kitchen: 2.99m x 4.57m | 12.9 m<sup>2</sup>  
Living: 3.99m x 4.87m | 17.5 m<sup>2</sup>

##### BASEMENT

4pc Bath: 3.21m x 3.16m | 8.0 m<sup>2</sup>  
Bedroom: 2.19m x 3.87m | 7.5 m<sup>2</sup>  
Bedroom: 3.29m x 3.02m | 9.9 m<sup>2</sup>  
Kitchen: 3.22m x 3.75m | 12.0 m<sup>2</sup>  
Laundry: 2.32m x 1.63m | 3.8 m<sup>2</sup>  
Living: 3.18m x 2.57m | 8.2 m<sup>2</sup>  
Utility: 1.73m x 1.30m | 2.2 m<sup>2</sup>

#### Detached Garage

##### DETACHED GARAGE

Garage: 2.90m x 7.72m | 22.4 m<sup>2</sup>  
Garage: 4.04m x 7.72m | 31.2 m<sup>2</sup>

### 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: 79.46 m<sup>2</sup>  
Perimeter Wall Thickness: 11 cm  
Exterior Area: 84.05 m<sup>2</sup>

##### BASEMENT (Below Grade)

Interior Area: 69.33 m<sup>2</sup>  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 78.36 m<sup>2</sup>

#### Detached Garage

##### DETACHED GARAGE

Interior Area: 55.01 m<sup>2</sup>  
Perimeter Wall Thickness: 11 cm  
Exterior Area: 58.46 m<sup>2</sup>

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

Interior Area: 79.46 m<sup>2</sup>  
Exterior Area: 84.05 m<sup>2</sup>

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

Interior Area: 55.01 m<sup>2</sup>  
Exterior Area: 58.46 m<sup>2</sup>

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## Property Details

Customer Name: Justin Newman

Customer Company: eXp Realty

Prepared: Apr 20, 2025

The 'Total Above Grade Floor Area' is the RMS size of the property. Use Exterior Area for detached properties, semi-detached properties, and townhouses. Use Interior Area for apartment style condominium properties and stacked condominiums. All RMS measurements have already been updated to meet the new guidelines that take effect January 1, 2024.

The required CREB measurement diagrams, as well as supplement measurement sheet are the last pages of your PDF Floor Plan download.

This property was measured by CMC Photo & Measure Services | [www.cmcphoto.ca](http://www.cmcphoto.ca)

### 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.

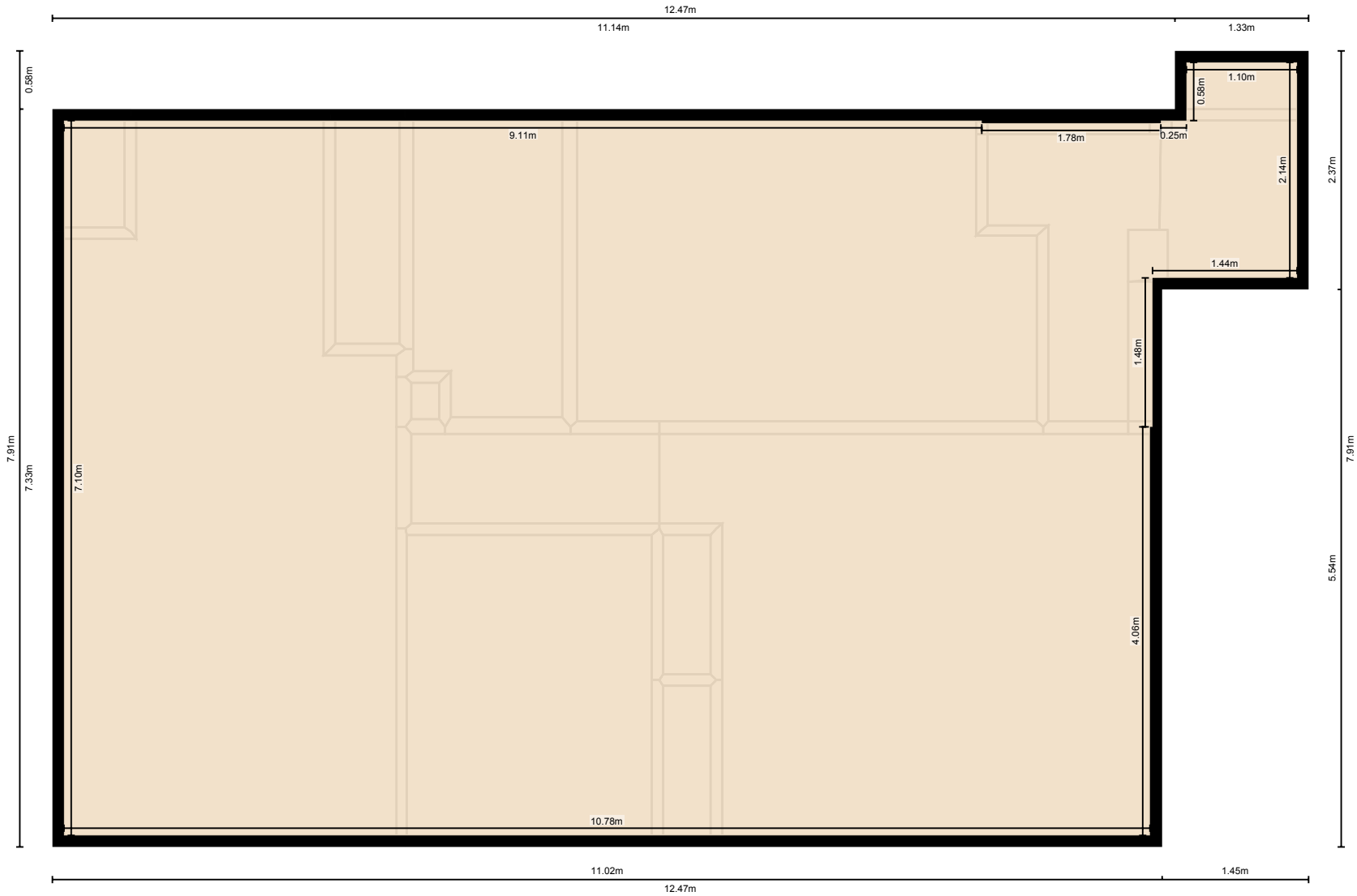
### More Information About the Standards

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

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

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Measurement Diagram for: Main Floor  
Exterior Wall Thickness: 11 cm

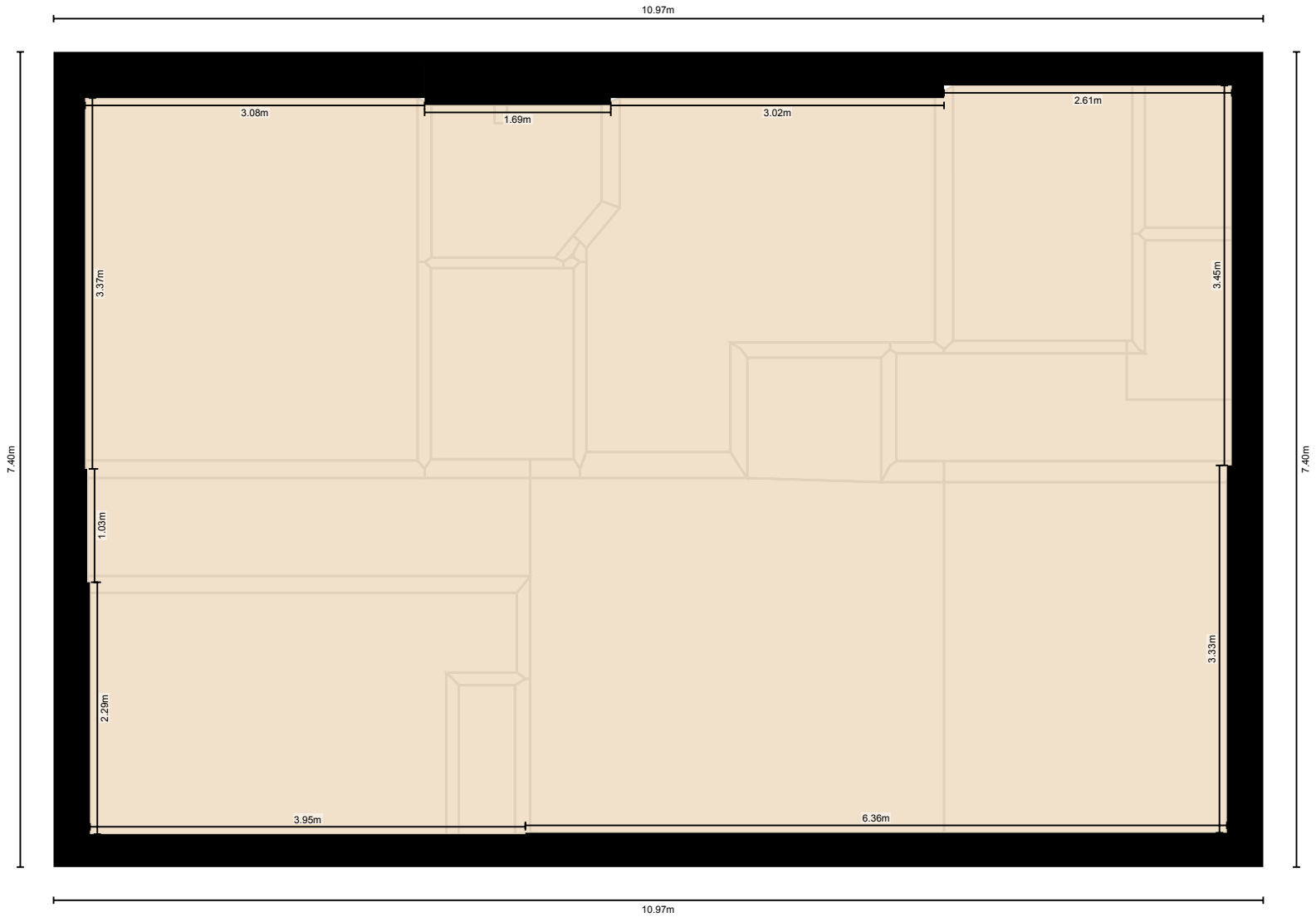


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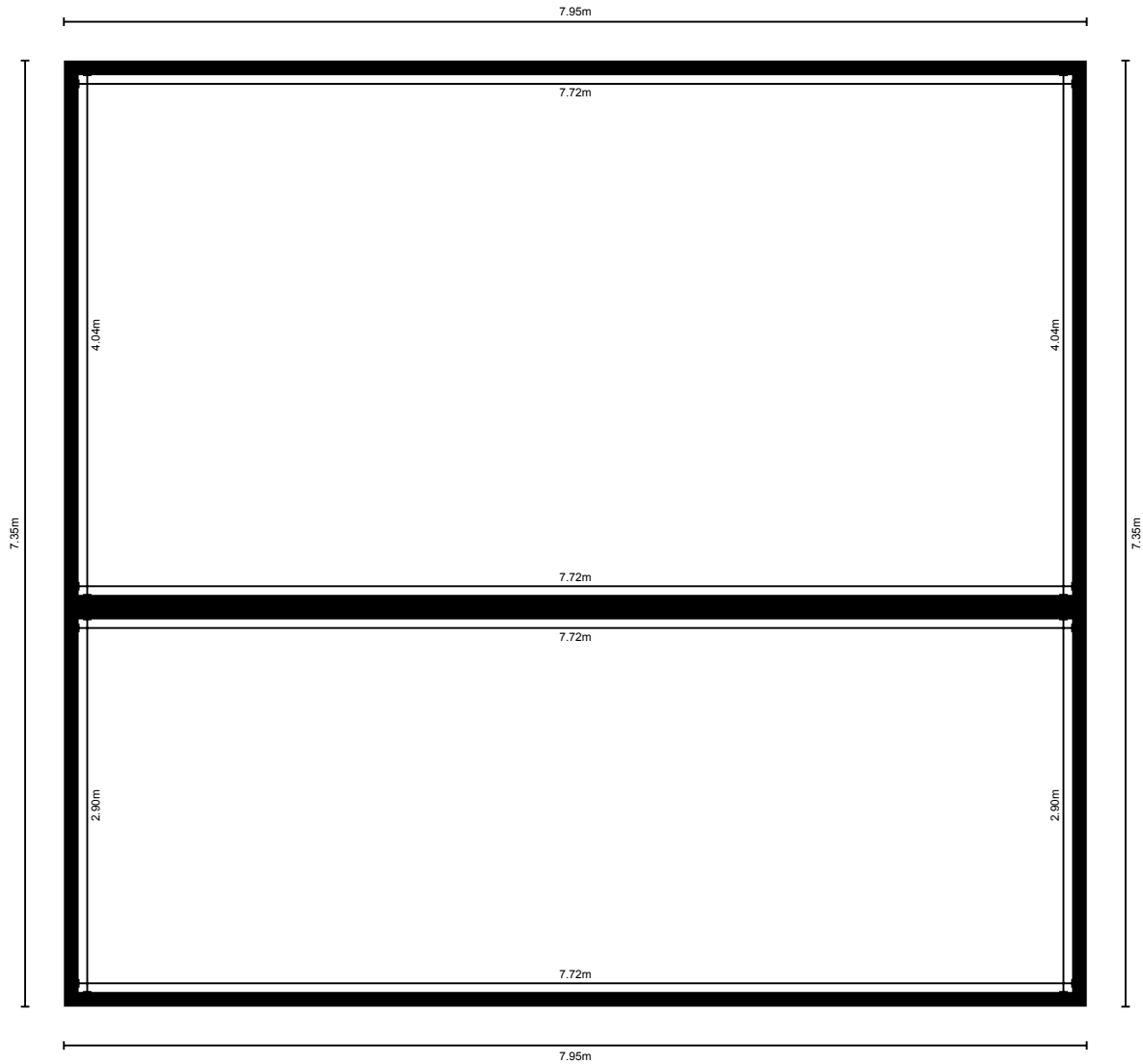
Measurement Diagram for: Basement  
Exterior Wall Thickness: 25 cm



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Measurement Diagram for: Detached Garage  
Exterior Wall Thickness: 11 cm



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