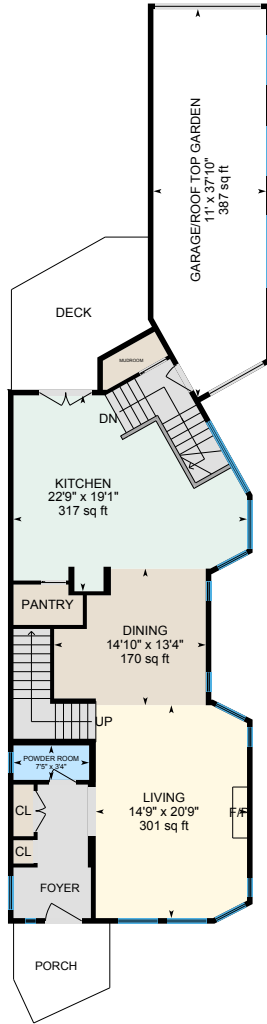
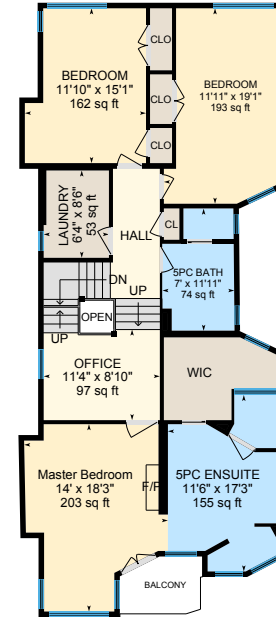
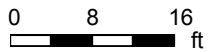


212 11 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 3185.23 sq ft



Main Floor
Exterior Area 1192.53 sq ft



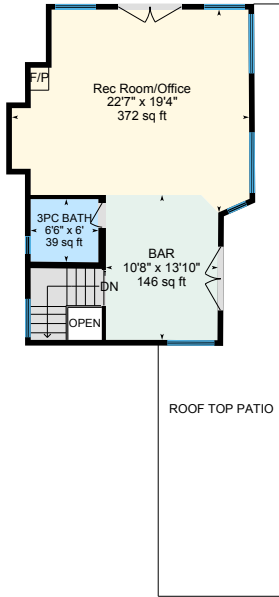
2nd Floor
Exterior Area 1326.15 sq ft



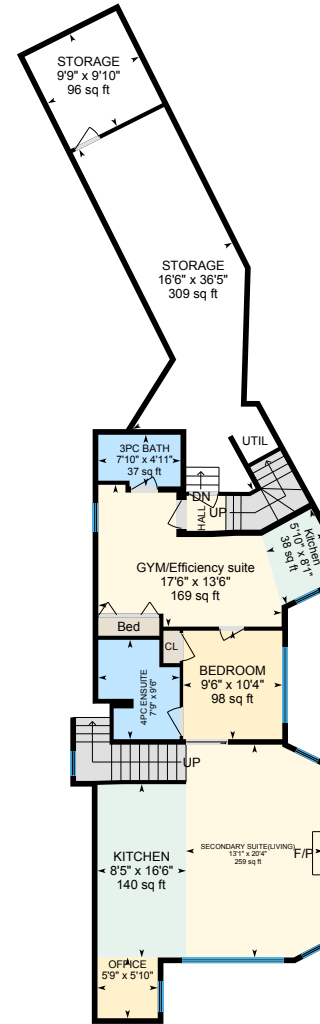
PREPARED: Jan 2021

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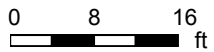
Main Building: Total Exterior Area Above Grade 3185.23 sq ft



3rd Floor
Exterior Area 666.54 sq ft



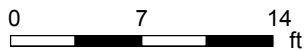
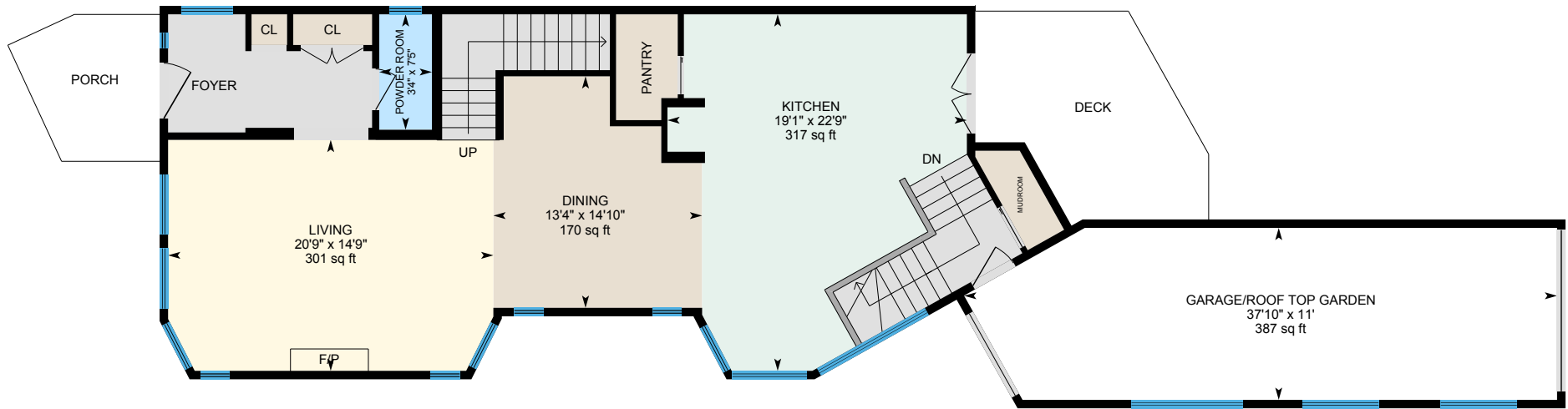
Basement (Below Grade)
Exterior Area 1134.90 sq ft



PREPARED: Jan 2021

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Main Floor Total Exterior Area 1192.53 sq ft
Total Interior Area 1107.47 sq ft



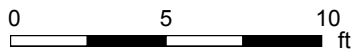
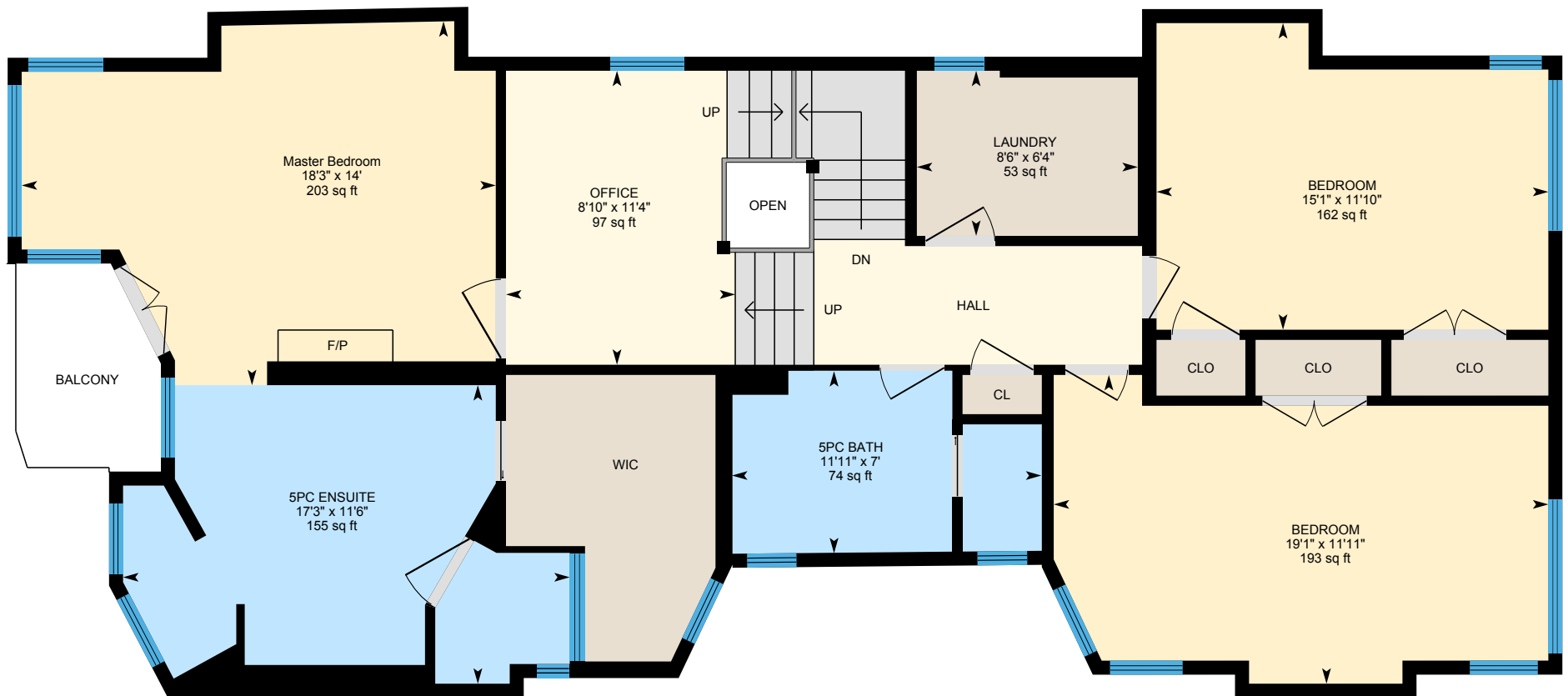
PREPARED: Jan 2021



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.

212 11 St NW, Calgary, AB

2nd Floor Total Exterior Area 1326.15 sq ft
Total Interior Area 1227.35 sq ft



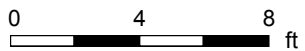
PREPARED: Jan 2021



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.

212 11 St NW, Calgary, AB

3rd Floor Total Exterior Area 666.54 sq ft
Total Interior Area 607.37 sq ft

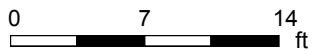
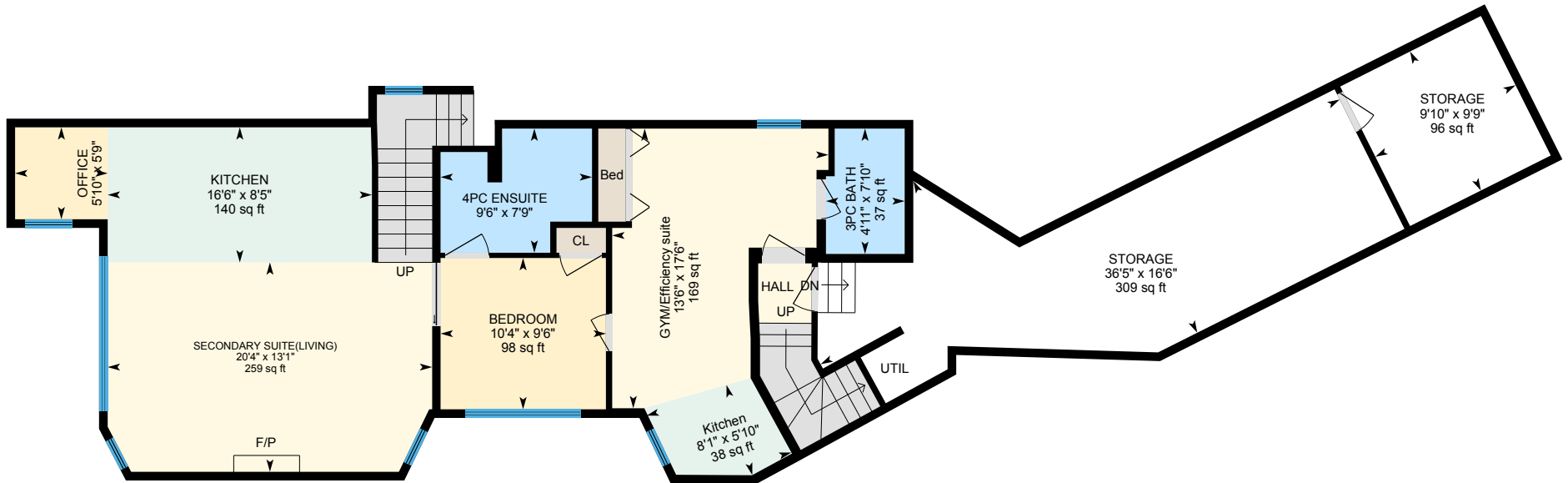


PREPARED: Jan 2021



212 11 St NW, Calgary, AB

Basement Total Exterior Area 1134.90 sq ft
Total Interior Area 1001.73 sq ft



PREPARED: Jan 2021



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.

212 11 St NW, 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

Dining: 14'10" x 13'4" | 170 sq ft
Garage/Roof Top Garden: 11' x 37'10" | 387 sq ft
Kitchen: 22'9" x 19'1" | 317 sq ft
Living: 14'9" x 20'9" | 301 sq ft
Powder Room: 7'5" x 3'4" | 25 sq ft

2ND FLOOR

5pc Bath: 7' x 11'11" | 74 sq ft
5pc Ensuite: 11'6" x 17'3" | 155 sq ft
Bedroom: 11'11" x 19'1" | 193 sq ft
Bedroom: 11'10" x 15'1" | 162 sq ft
Laundry: 6'4" x 8'6" | 53 sq ft
Master Bedroom: 14' x 18'3" | 203 sq ft
Office: 11'4" x 8'10" | 97 sq ft

3RD FLOOR

3pc Bath: 6'6" x 6' | 39 sq ft
Bar: 10'8" x 13'10" | 146 sq ft
Rec Room/Office: 22'7" x 19'4" | 372 sq ft

BASEMENT

3pc Bath: 7'10" x 4'11" | 37 sq ft
4pc Ensuite: 7'9" x 9'6" | 61 sq ft
Bedroom: 9'6" x 10'4" | 98 sq ft
Gym/Efficiency Suite: 17'6" x 13'6" | 169 sq ft
Kitchen: 5'10" x 8'1" | 38 sq ft

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: 1107.47 sq ft
Excluded Area: 387.10 sq ft
Perimeter Wall Length: 157 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1192.53 sq ft

2ND FLOOR

Interior Area: 1227.35 sq ft
Excluded Area: 10.63 sq ft
Perimeter Wall Length: 183 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1326.15 sq ft

3RD FLOOR

Interior Area: 607.37 sq ft
Excluded Area: 10.05 sq ft
Perimeter Wall Length: 109 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 666.54 sq ft

BASEMENT (Below Grade)

Interior Area: 1001.73 sq ft
Excluded Area: 414.75 sq ft
Perimeter Wall Length: 246 ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1134.90 sq ft

212 11 St NW, Calgary, AB

Property Details

Room Measurements

Kitchen: 8'5" x 16'6" | 140 sq ft

Office: 5'9" x 5'10"

Secondary Suite(Living): 13'1" x 20'4" | 259 sq ft

Storage: 9'9" x 9'10" | 96 sq ft

Storage: 16'6" x 36'5" | 309 sq ft

Floor Area Information

Total Above Grade Floor Area

Main Building Interior: 2942.18 sq ft

Main Building Excluded: 407.78 sq ft

Main Building Exterior: 3185.23 sq ft

212 11 St NW, Calgary, AB

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls.

Excluded Area is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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, non-enclosed open spaces, such as decks and balconies.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

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.

Unfinished Area is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

Finished Area is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

iGUIDE Exterior Area Calculation

Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]

Notes

A. **Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

B. **Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

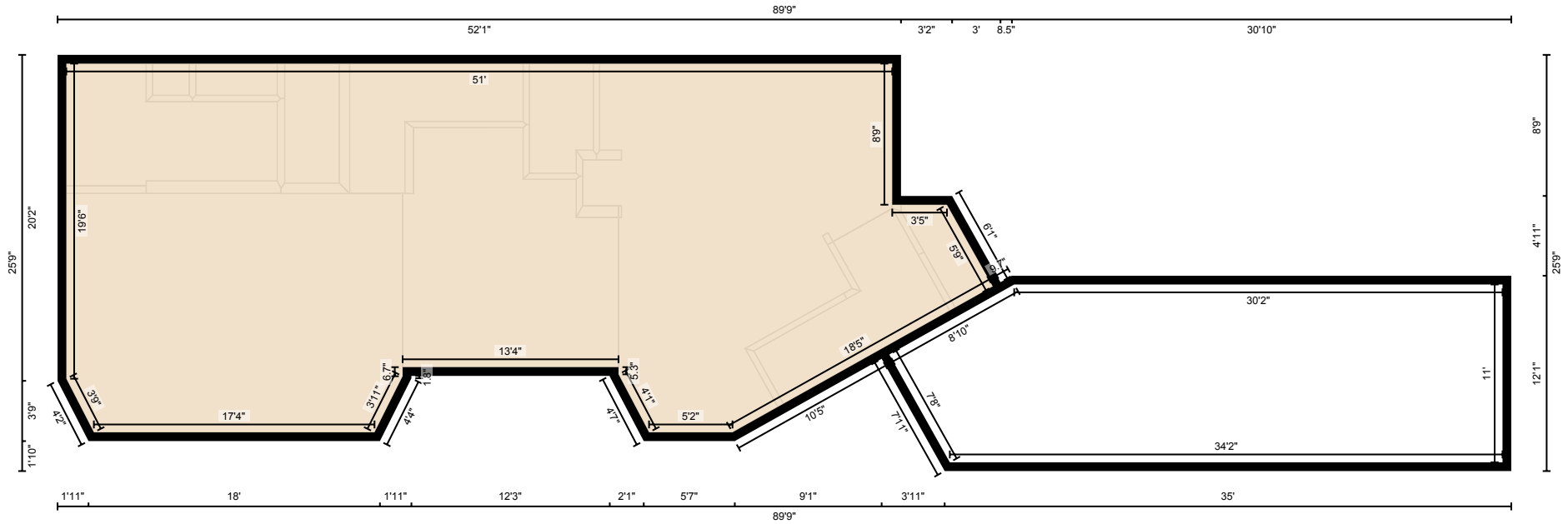
Disclaimer

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212 11 St NW, Calgary, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in



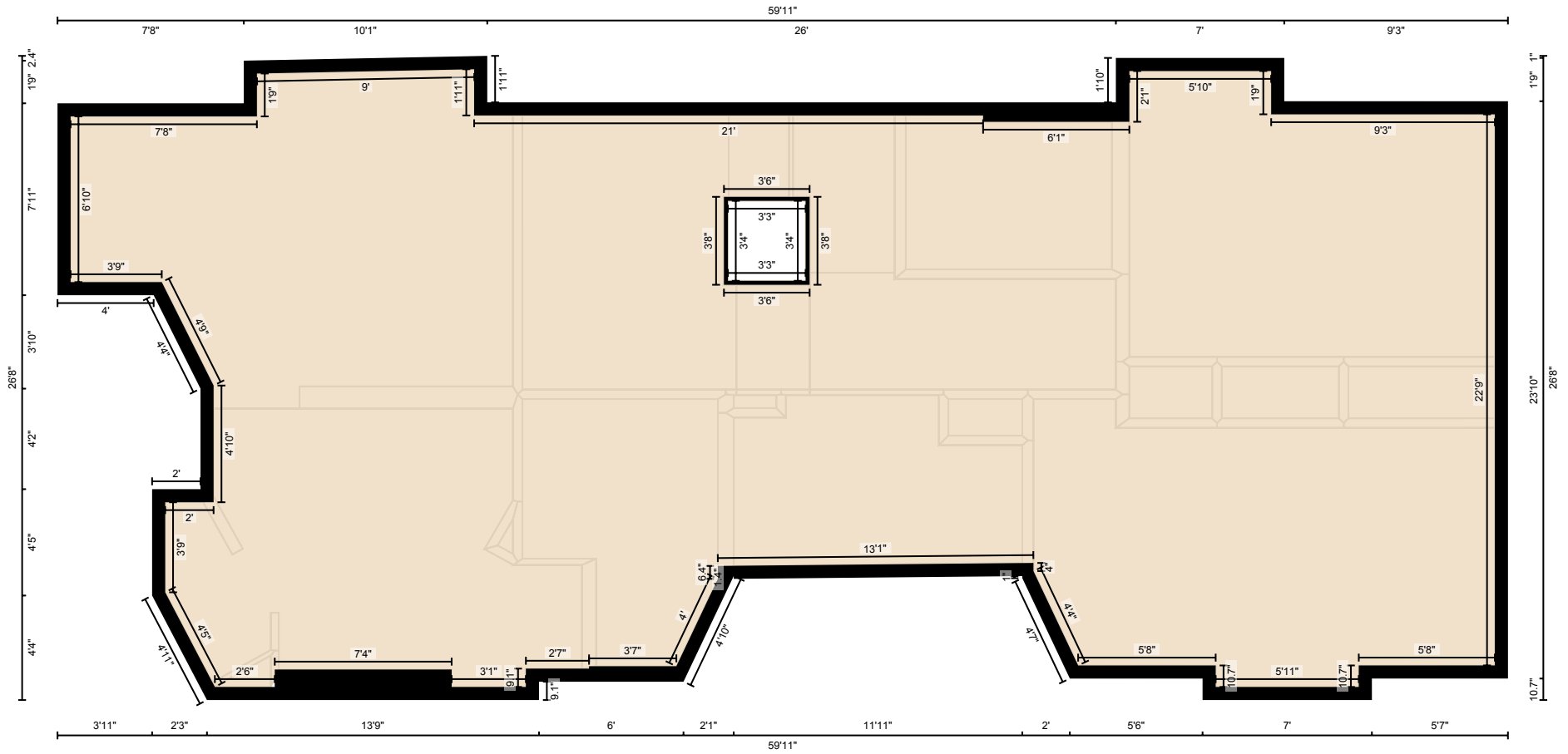
PREPARED: Jan 2021

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.

212 11 St NW, Calgary, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in

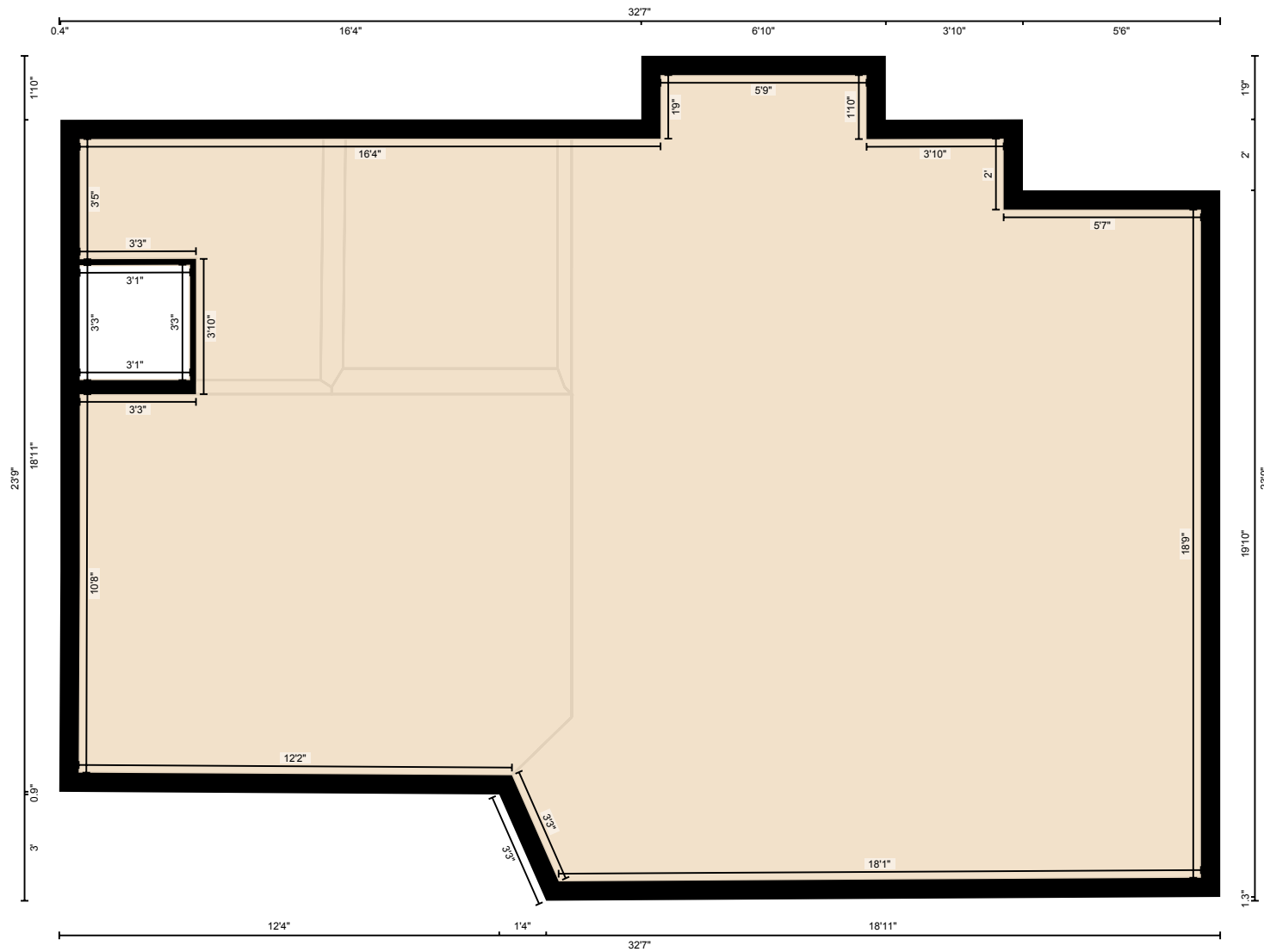


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Measurement Diagram for: 3rd Floor

Exterior Wall Thickness: 6.5 in



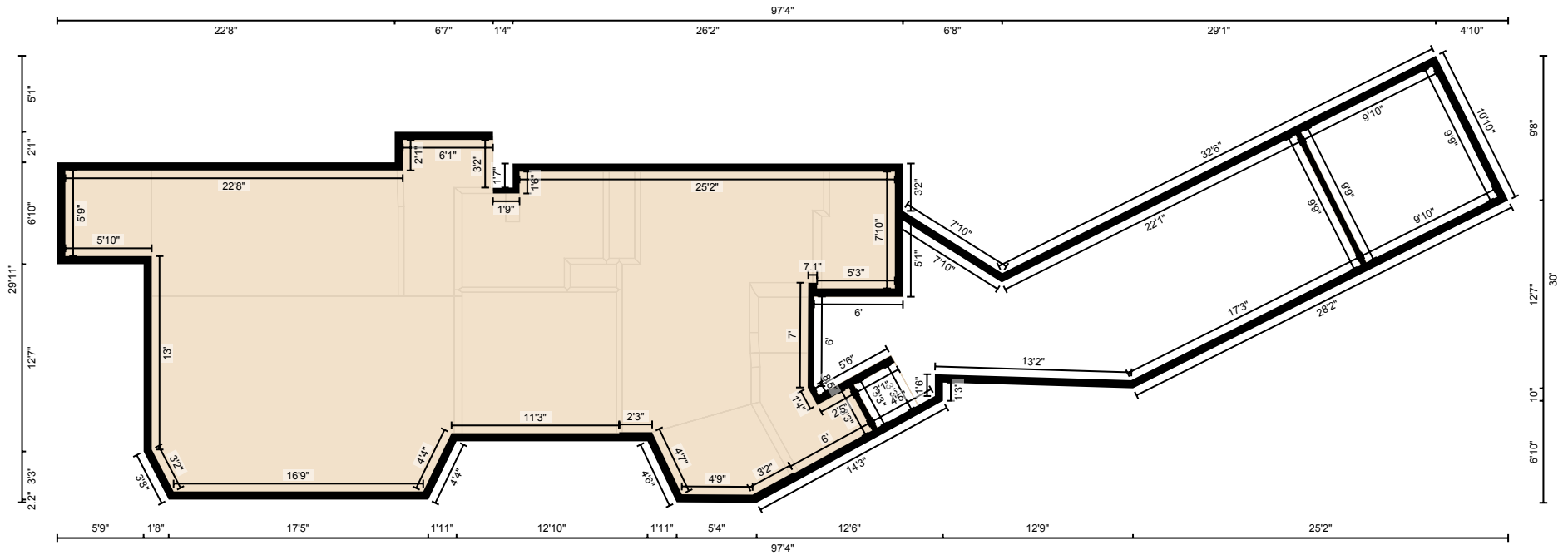
PREPARED: Jan 2021

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212 11 St NW, Calgary, AB

Measurement Diagram for: Basement

Exterior Wall Thickness: 6.5 in



PREPARED: Jan 2021

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.