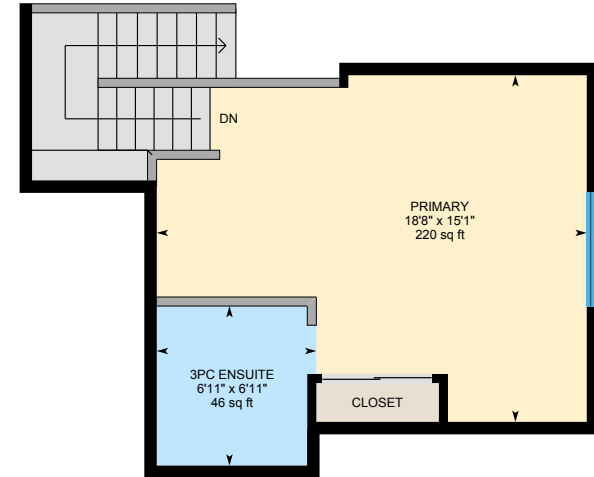


# 413-1160 Railway Ave, Canmore, AB

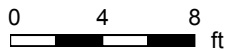
Main Building: Total Exterior Area Above Grade 1350.92 sq ft



**Main Floor**  
Exterior Area 962.16 sq ft

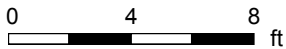


**2nd Floor**  
Exterior Area 388.76 sq ft



# 413-1160 Railway Ave, Canmore, AB

Main Floor Total Exterior Area 962.16 sq ft  
Total Interior Area 877.30 sq ft

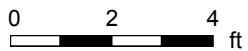
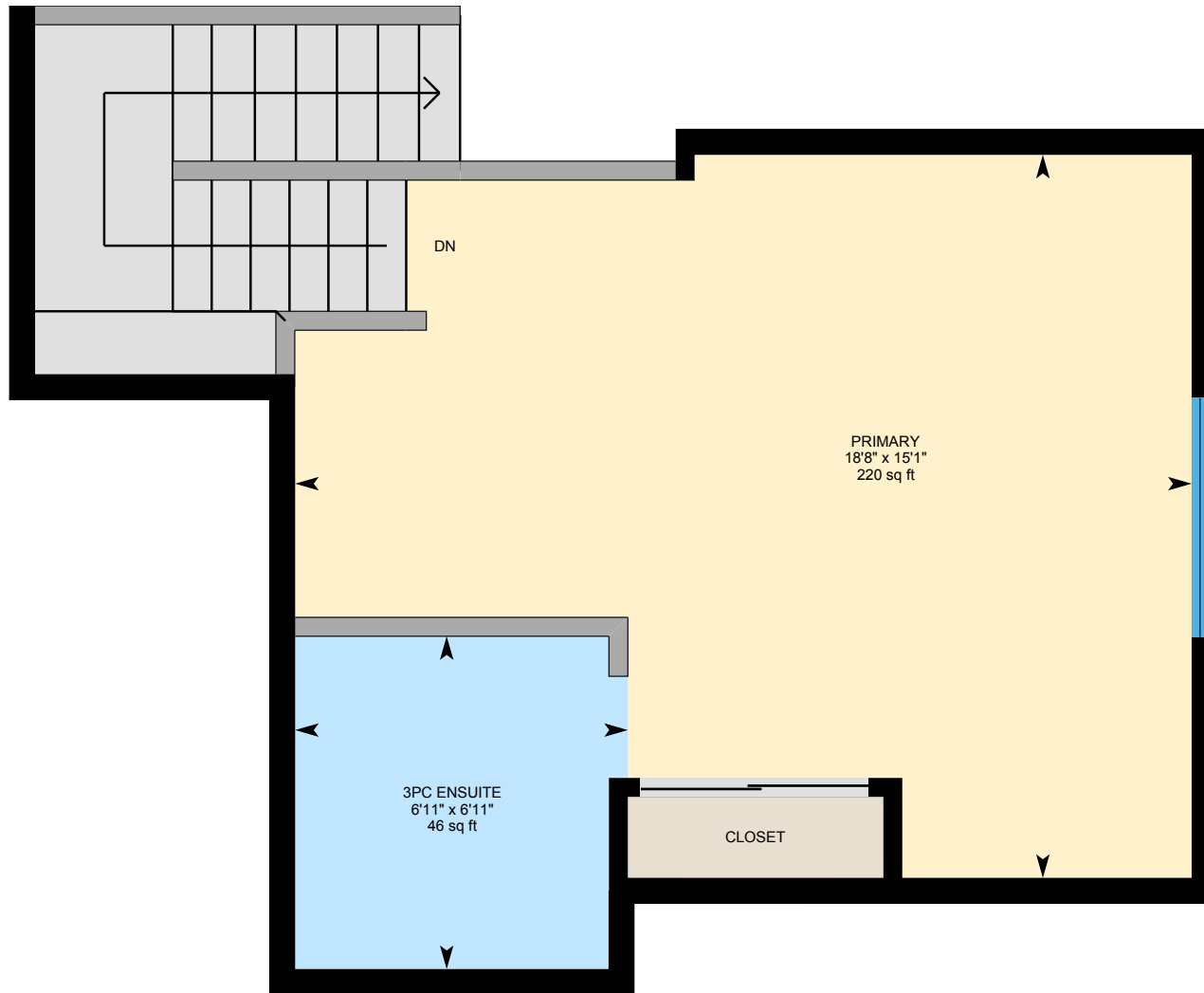


PREPARED: Sep 2021



# 413-1160 Railway Ave, Canmore, AB

2nd Floor Total Exterior Area 388.76 sq ft  
Total Interior Area 339.66 sq ft



PREPARED: Sep 2021



# 413-1160 Railway Ave, Canmore, 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

4pc Bath: 7'4" x 4'11" | 36 sq ft  
Bedroom: 13'2" x 9'10" | 117 sq ft  
Dining: 12' x 11'9" | 140 sq ft  
Kitchen: 15'5" x 11'1" | 162 sq ft  
Living: 15'5" x 13'7" | 195 sq ft  
Storage: 6'11" x 11'10" | 82 sq ft  
Storage: 6'11" x 7'5" | 52 sq ft

##### 2ND FLOOR

3pc Ensuite: 6'11" x 6'11" | 46 sq ft  
Primary: 18'8" x 15'1" | 220 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: 877.30 sq ft  
Excluded Area: 133.67 sq ft  
Perimeter Wall Length: 157 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 962.16 sq ft

##### 2ND FLOOR

Interior Area: 339.66 sq ft  
Perimeter Wall Length: 91 ft  
Perimeter Wall Thickness: 6.5 in  
Exterior Area: 388.76 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 1216.96 sq ft  
Main Building Excluded: 133.67 sq ft  
**Main Building Exterior: 1350.92 sq ft**

# 413-1160 Railway Ave, Canmore, AB

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## Property Details

Customer Name: Jake Pryor

Customer Company: RE/Max Alpine Realty

Prepared: Sep 16, 2021

Customer Company: RE/MAX Alpine Realty - Jake Pryor

The Total Above Grade Floor Area is the RMS size of the property. Use Exterior Area for detached properties and Interior Area for properties with common walls, such as half-duplexes, townhouses, and apartments.

The newly required schematics from CREB, as well as supplement measurement sheet are part of your PDF Floorplan download. RMS reports, plans or data provided may not be altered in any way or used for any property other than that listed in the title of the report and doing so may be punishable by law. RMS reports provided by iGuide, Planitar and Canmore HD Photography are considered legal documents.

This property was measured by Canmore House Doctor.

Property measured: Sep 15 2021

RMS provided by Canmore HD Photography.

[www.CanmoreHD.com](http://www.CanmoreHD.com)

# 413-1160 Railway Ave, Canmore, AB

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## 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.

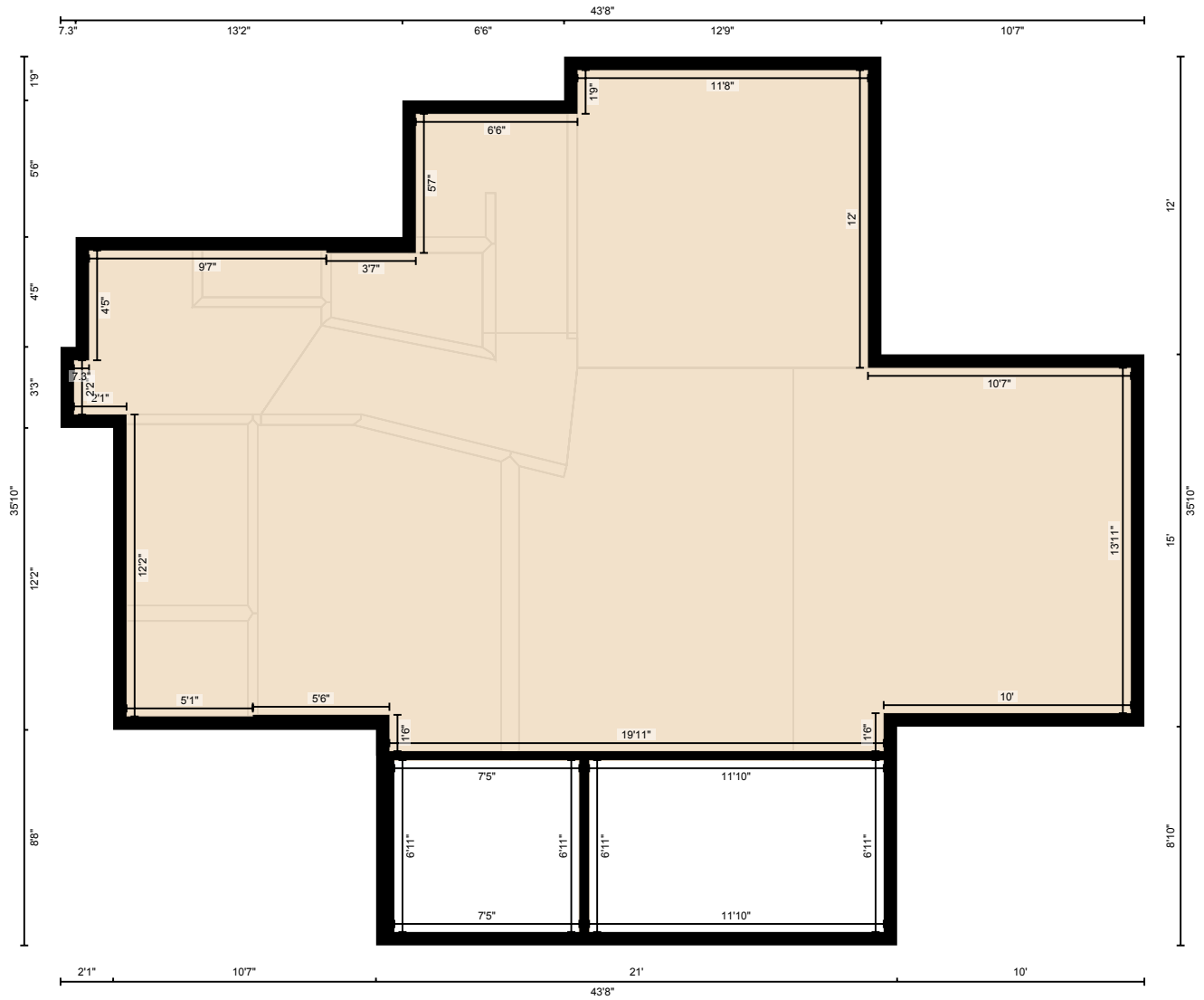
### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

# 413-1160 Railway Ave, Canmore, AB

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 6.5 in

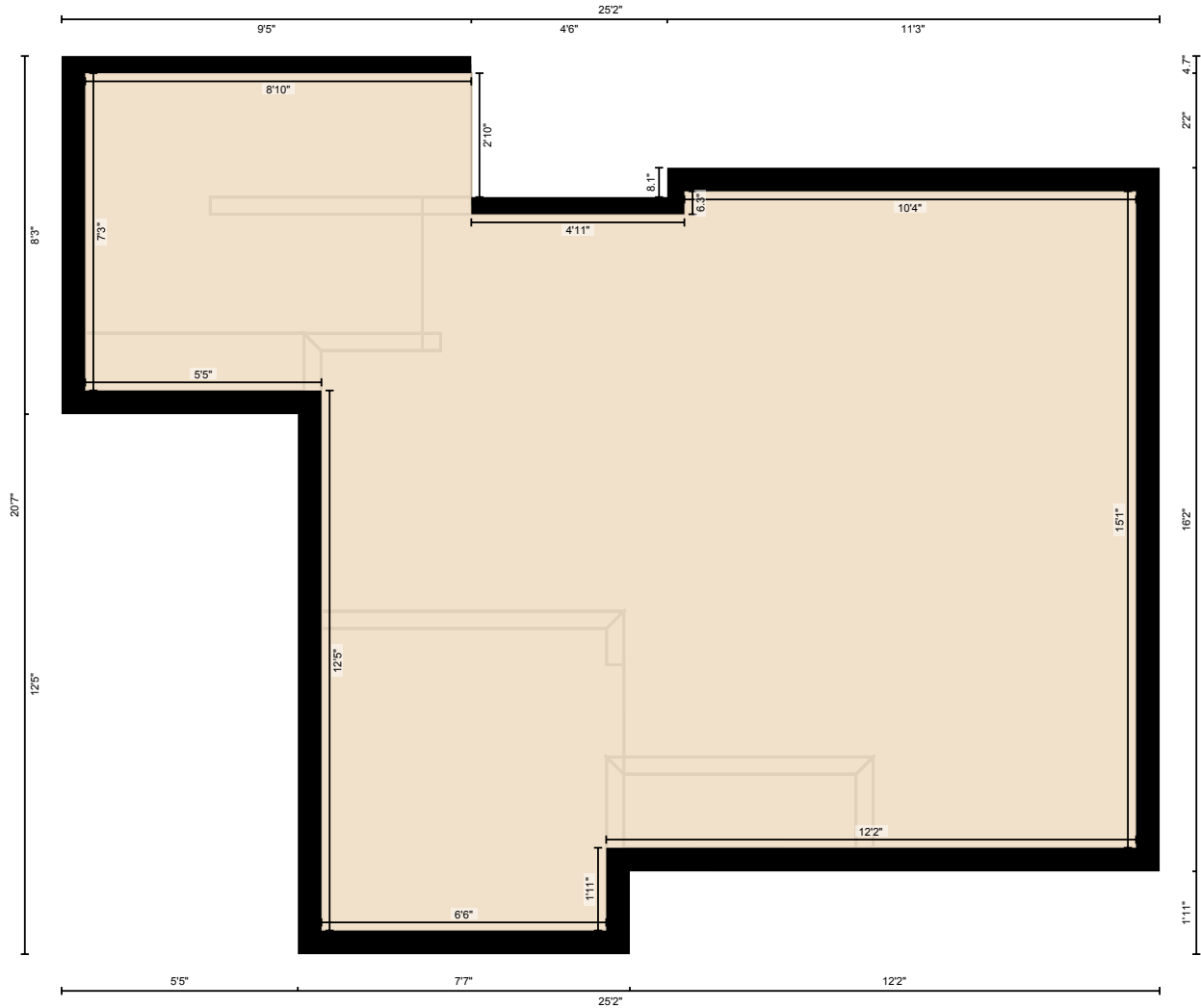


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# 413-1160 Railway Ave, Canmore, AB

Measurement Diagram for: 2nd Floor

Exterior Wall Thickness: 6.5 in



PREPARED: Sep 2021