

Property / Order Information

Order Address - 44 Panora Way NW

City / Town - Calgary, Alberta

Date Completed - March 11, 2025

Customer Name - Jason Hunter & Odell Ramcharan

Company Name - Coldwell Banker Home Smart Real Estate

Exterior Wall Thickness - 2x6

Measurement Procedure - RECA RMS // Semi-Detached

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Total Measurements (RMS)

Main Level (AG) - 805.53 Sq.Ft. / 74.83 m2

Upper Level (AG) - 827.27 Sq.Ft. / 76.85 m2

Total Above Grade RMS Size - 1632.80 Sq.Ft. / 151.68 m2

"Total Above Grade RMS Size"
to be used within your MLS® system

AG - Above Grade Level
BG - Below Grade Level

Undeveloped Basement Area (BG) - 790.44 Sq.Ft. / 73.43 m2

Total AG/BG Area - 2423.24 Sq.Ft. / 225.11 m2

Room Dimensions // Main Level

Dominant Ceiling Height - 8'

Living Room - 14'10" x 13'0"

Kitchen - 14'1" x 11'6"

Dining Room - 12'9" x 10'0"

Breakfast Nook - 10'9" x 8'6"

Foyer - 6'6" x 4'5"

2 pc. Bathroom - 5'8" x 5'0"

Deck - 20'8" x 10'1"

Patio - 23' x 6'5"

Shed - 8'4" x 5'9"

Porch - 20'6" x 4'0"

Bathroom Count // Pieces

1 - Two Piece

2 - Four Piece (1 Ensuite)

Room Dimensions // Upper Level

Dominant Ceiling Height - 8'

Primary Bedroom - 13'3" x 11'5"

Primary Closet - 8'1" x 5'10"

4 pc. Ensuite Bathroom - 8'7" x 8'2"

Bedroom Two - 10'8" x 10'3"

Bedroom Three - 12'1" x 9'5"

Laundry Room - 5'8" x 3'1"

4 pc. Bathroom - 9'5" x 4'10"

Room Dimensions // Undeveloped Basement

Dominant Ceiling Height - 7'8"

Recreation Room - 36'11" x 12'9"

Utility Area - 16'9" x 7'



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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>