



MEASUREMENT REPORT

Date	July 15, 2025	City / Province	Calgary, AB
Address	64 Royal Oak Cape NW	Order Procedure	RMS Measurements
Client Name	Emmanuel Ajayi		
Measured As	Detached	Measuring Tech	Viraj Jagad

FLOOR AREA INFORMATION

Main Level	Below Level	TOTAL ABOVE GRADE FLOOR AREA
Area: 1140 sq. ft.	Area: 0 sq. ft.	RMS AREA: 2521 sq. ft.

Upper Level
Area: 1381 sq. ft.

EXCLUDED AREAS: Basement: 953 sq. ft ; Storage: 90 sq. ft ; Deck: 152 sq. ft; Fureplace 12 sq. ft; Garage: 444 sq ft

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 Level	Upper Level	Below Level
<ul style="list-style-type: none">• Deck: 12'3" x 12'4"• Breakfast Nook: 9'11" x 5'0"• Living Room: 11'1" x 13'7"• Kitchen: 16'4" x 14'7"• Dining Area: 12'11" x 10'10"• Bedroom: 11'2" x 9'10"• Hall: 15'11" x 16'10"• Hall2: 5'8" x 7'9"• Bath: 4'11" x 4'9"• Foyer: 7'3" x 8'6"• Garage: 19'8" x 21'9"	<ul style="list-style-type: none">• Primary Bedroom: 14'8" x 14'11"• Primary Bath: 10'2" x 13'2"• W.I.C: 8'2" x 5'6"• Bath: 6'1" x 2'4"• Bedroom1: 12'5" x 10'0"• Bath: 11'5" x 4'10"• Hall: 3'10" x 15'3"• Laundry: 5'5" x 5'8"• Bedroom2: 11'5" x 12'6"• Bedroom3: 11'7" x 9'8"• Sitting Room: 19'3" x 15'10"	<ul style="list-style-type: none">• Basement: 26'2" x 42'5"• Storage: 5'11" x 13'4"

Measurement Standards: The measurements presented are conducted in accordance with the Residential Measurement Standards (RMS) guidelines set by the Real Estate Council of Alberta (RECA).

Inclusions: Our measurements encompass various areas including pantries, closets, and bathrooms, all of which are factored into the overall floor totals.

Detached Properties: For detached properties, measurements extend to foundation walls in alignment with RMS Principle 3.

Attached or Semi-Detached Properties: Exterior wall dimensions are assumed for attached or semi-detached properties, but they do not represent RMS area, as indicated by Principle 4 of RMS guidelines.

Cubicasa Technology: These measurements are calculated using Cubicasa technology, renowned for its reliability. However, it's important to note that while highly dependable, these measurements are not guaranteed.

Disclaimer: The provided measurements are intended for informational purposes and should be used as a reference. We encourage users to be aware of the specific guidelines and considerations outlined above. For any inquiries or clarifications, please feel free to contact us.

Measurements Calculated by Cubicasa Technology. Deemed Highly Reliable but Not Guaranteed.

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