



24-3036 West 4th Ave
Vancouver

\$999,000





24-3036 West 4th Avenue
Vancouver

2 bedroom PLUS office

2 parking

925 sq ft

Rentals allowed

Pet Friendly

Townhome

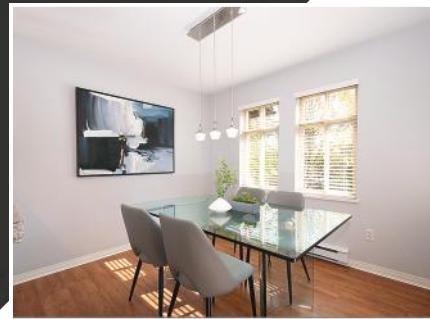
Gas included



KRISTY MATTIAZZO
.COM

Spacious Kitsilano south-facing 2 level townhome in iconic Spanish style complex by Polygon is a biker, walker & joggers paradise. Quiet urban oasis with gated entry and your own private entrance to 2 bedroom PLUS office, 2 bath with 2 parking stalls & electric vehicle charging! The main level has laminate flooring, bright eating area & kitchen features maple cabinets, tiled backsplash, granite countertops & stainless steel appliances.

Treat yourself to morning coffee & evening wine on the balcony off the living room or cozy up inside beside the gas fireplace. Gas, sewer & water all included in the maintenance fee! Convenient insuite laundry, attic storage & office or nursery space on the upper floor. Rentals are allowed and pets are welcome 1 dog or 2 cats or 1 of each.



**#24-3036 West 4th Avenue,
Vancouver**

2 bedrooms + office + 2 bathrooms

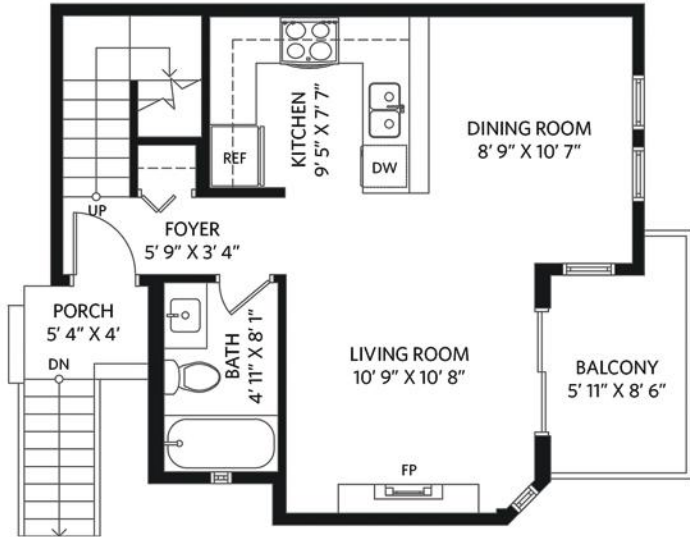
Main Floor: 462 sq.ft.

Upper Floor: 463 sq.ft.

Total Interior: 925 sq.ft.

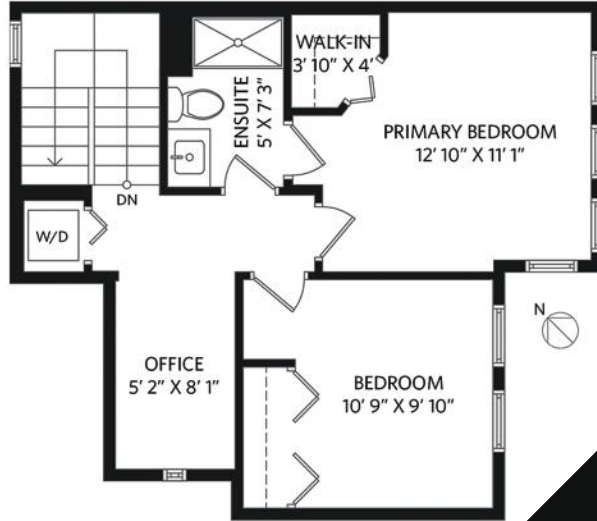
Porch/Balcony: 73 sq.ft.

Main Floor - 462 sq.ft.
Ceiling height - 8' 0"



ENTRANCE

Upper Floor - 463 sq.ft.
Ceiling height - 8' 2"



Kristy Mattiazzo

Licensed REALTOR® since 2004

DIEN REALTY

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The above information is from sources believed to be reliable, however, should not be relied upon with verification by the Buyer.

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