

Sunny Kitsilano Bungalow Bliss!

TOTAL FLOOR AREA: 1899 SQ.FT.

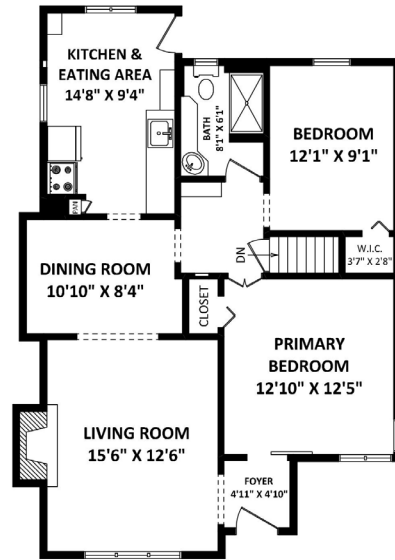
FINISHED AREA: 1843 SQ.FT.

UNFINISHED AREA: 56 SQ.FT.

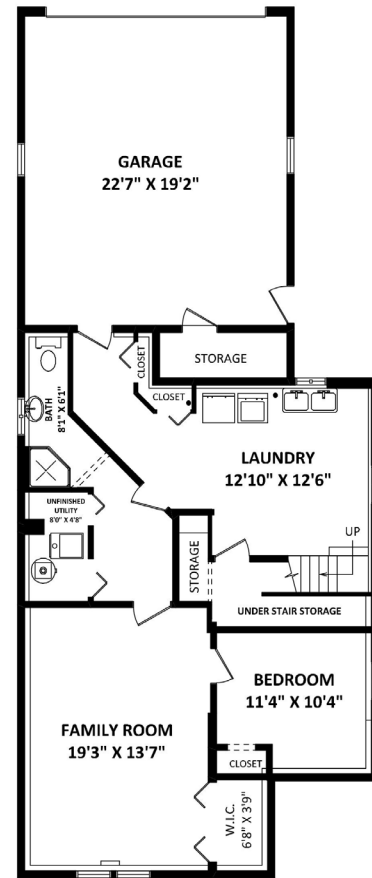
OTHER AREA(S)

GARAGE: 469 SQ.FT.

STORAGE: 38 SQ.FT.*



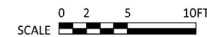
MAIN FLOOR: 952 SQ.FT.



LOWER FLOOR: 947 SQ.FT.

FINISHED AREA: 891 SQ.FT.

UNFINISHED AREA(S): 56 SQ.FT.



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Description.

In the heart of Kitsilano is this perfect little bungalow. The house is ideal for renovation or a small family who wants to downsize. There is ample sun with a south facing lot with views of Carnarvon Park from the rear patio and front steps. This quiet street is only one block long between MacDonald and Carnarvon Park with very little traffic and a

rear lane. Walking distance to shopping including Choices, Starbucks and Fiore Famiglia Italian Restaurant. Transit is one block away on MacDonald and West 16th. Carnarvon Elementary School is one block away and Kitsilano High School and Community Centre is walking distance. Don't miss out on this opportunity to own a single family house on a standard south facing lot.

Parkside Living in Kitsilano!



Bedrooms: 4
 Bathrooms: 2
 Living Area: 1899 sq. ft.
 Land: 4025.01 sq. ft.



Property Style: Detached Home
 Parking: Garage
 Year Built: 1944
 Taxes (2025): \$10,751.50