

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**1677 Macgowan Avenue, North Vancouver, BC, V7P 2X3, Canada**

**MLS®# R2603535**



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Property Value	\$1,798,000
Type	House
Parking	Garage; Single, RV Parking available
Year Built	1987
Taxes	\$5,793.45
Living Area	2,911 sq.ft.
Lot Frontage	33 ft
Lot Depth	122 ft
Lot Size Area	4,026 sq.ft.
Bedrooms	7
Bathrooms	4 full

### Description

A must see! Well maintained and updated 7 bedroom, 4 full bathroom family home with 2,911sqft of living space and attached garage. This home boasts spacious living room with gas fireplace, formal dining, gourmet kitchen with a breakfast bar, perfect for early mornings, eating nook over looking the family room with another fireplace leading into a serene private fenced back yard with large shed and back lane access perfect for entertaining or family time. Perfectly updated with a custom elevator, smart home control, security and a 3 bedroom mortgage helper with a separate entrance and laundry! Upper floor features 4 bedrooms and a master bedroom with a large walk-in closet and an ensuite. This home has it all! Walking distance to shopping, restaurants and minutes from downtown Vancouver, Grouse Mountain ski-hill and Lonsdale Quay!



