

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

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1495 Clyde Avenue
West Vancouver, BC
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3632 W 7th Avenue, Vancouver West , BC, V6R 1W4, Canada

MLS®# R2385144



Property Value	\$1,088,000
Type	1/2 Duplex
Basement	Fully Finished
Parking	3 Cars; 1 Covered
Year Built	1984
Taxes	\$4,612.30(2018)
Living Area	1,081 sq.ft.
Bedrooms	2
Bathrooms	1 full & 1 half
School District	Kitsilano

Description

Rarely available multi-level 1/2 Duplex Ideally situated off the corner of Alma and 7th in accessible Kits. This fabulous home offers the best of Urban living within walking distance to amenities and school. Smart efficient living over three levels provides features similar to a detached home. Enjoy Vaulted ceilings on the main with multiple skylights, two bedrooms upstairs and 3 balconies throughout. Lots of extra storage with multiple crawl space. Single attached garage with extra parking and a well sized private fenced back yard ideal for entertaining. Suitable for families/downsizers or those seeking something different in the heart of Vancouver's Westside. Call for your viewing today.



