

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

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

**102-896 Hamilton St, Rosedale Gardens , Vancouver, BC, V6B 5W4, Canada**

**MLS®# R2608791**



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<b>Property Value</b>	\$1,598,800
<b>Type</b>	Townhouse
<b>Parking</b>	2 cars
<b>Year Built</b>	1993
<b>Taxes</b>	\$3,863.54
<b>Living Area</b>	1,437 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	3 full & 1 half
<b>School District</b>	Vancouver West
<b>Maintenance Fee</b>	\$596.50

## Description

Welcome to Rosedale Gardens in the heart of downtown Vancouver. The main floor of this townhouse features porcelain floors, a foyer, storage room, living room, bathroom, dining room and kitchen with an electric stove and 2 dishwashers built. The upstairs features laminate flooring, 2 master bedrooms with ensuite bathrooms. Also included; in-suite laundry, air conditioning, 2 built in dishwashers, custom closet, and garden patio. Building amenities include; indoor pool, sauna, hot tub and gym. This unit is centrally located close to shopping, public transit, restaurants, schools and more. This unit was fully renovated in 2019; floors, bathrooms, kitchen. Great space to entertain guests!



