



## NEIGHBORHOOD HIGHLIGHTS

Elementary School

Emily Carr Elementary

High School

Eric Hamber Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

**WALK SCORE:** 82

**BIKE SCORE:** 73

# 408-997 WEST 22nd AVENUE

## STUDIO, 1 BATH, 464 SQ. FT.

This comfortable & bright studio is nestled in a fantastic neighborhood - steps to Douglas Park, Community Center, transit (Skytrain is walking distance and #7 bus to Downtown stops out front), VGH, restaurants, and shops just around the corner. This boutique building is well run & super secure. Luxury finishes of granite countertops, electric fireplace, open kitchen with eating bar and in-suite laundry. Additional bike & storage room on parking level. Pets are welcome (1 dog or cat ok). This is a great rental income property as only 11/15 rental spaces taken. First time buyers will not have to pay Property Transfer Tax!

**\$449,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

\*Personal Real Estate Corporation



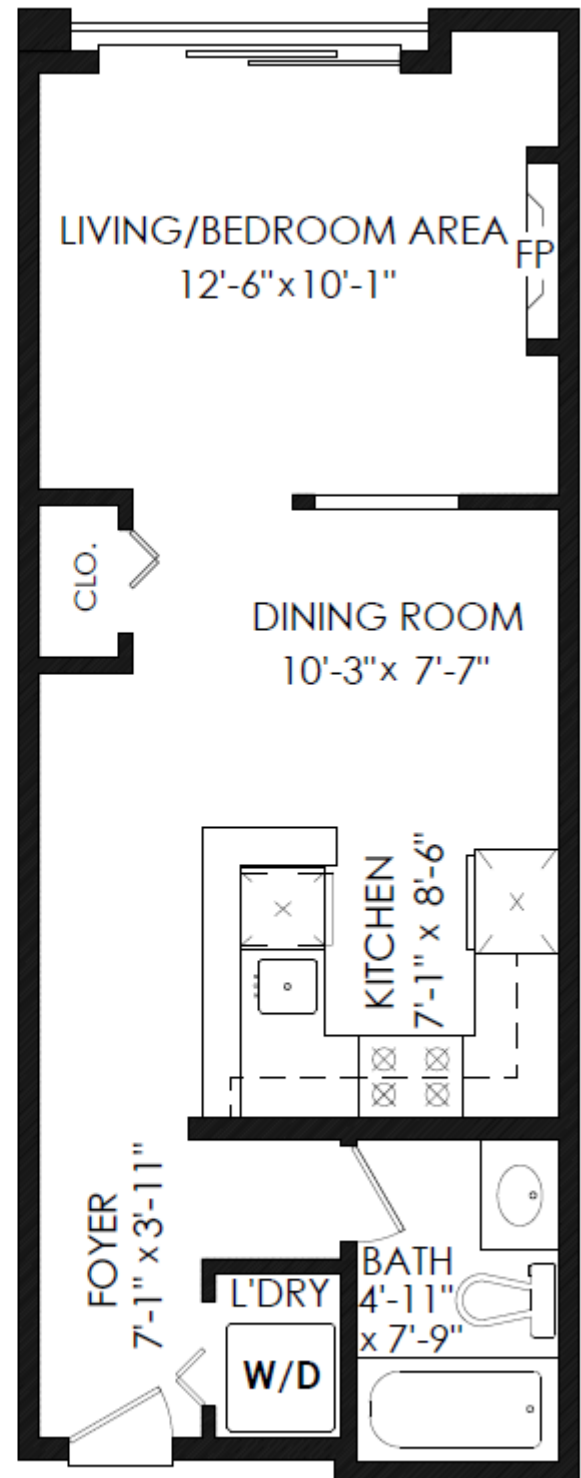
# 408-997 WEST 22nd AVENUE

View additional photos & 3D Tour at [www.VancouverPropertyFinder.com](http://www.VancouverPropertyFinder.com)



Floor Area: 464 sq.ft.

Ceiling Height: 7'-11"



SCALE



Measurements, Design & Scanning | 604-329-5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. [www.PixlWorks.com](http://www.PixlWorks.com)







Presented by:  
**Gregory Andruff PREC\***

RE/MAX Select Realty  
Phone: 778-899-4267  
<http://www.vancouverpropertyfinder.com>  
[gregandruff@remax.net](mailto:gregandruff@remax.net)



**Active**  
**R2572734**  
Board: V  
Apartment/Condo

**408 997 22ND AVENUE**

Vancouver West  
Cambie  
V5Z 2A2

Residential Attached

**\$449,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$449,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2004</b>
Depth / Size (ft.):	Bedrooms: <b>0</b>	Age: <b>17</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>C-2</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,133.83</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$287.26</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>025-947-982</b>
Mgmt. Co's Name: <b>ASSOCIA PTY MGMT</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-591-6060</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>THE CRESCENT IN SHAUGHNESSY</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type:		

Style of Home: <b>1 Storey, Upper Unit</b>	Total Parking: <b>0</b>	Covered Parking: <b>0</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>None</b>		
Exterior: <b>Brick, Mixed</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>CLOSE</b>
Rain Screen: <b>Full</b>	Reno. Year:	Dist. to Public Transit: <b>CLOSE</b>	Total Units in Strata: <b>39</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>39</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>None</b>		Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Torch-On</b>		Floor Finish: <b>Laminate</b>	

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**  
Legal: **STRATA LOT 30 DISTRICT LOT 472 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS833 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'1			x			x
Main	Kitchen	7'1 x 8'6			x			x
Main	Dining Room	10'3 x 7'7			x			x
Main	Foyer	7'1 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>464</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings:
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	4				Pool:
Finished Floor (Total): <b>464 sq. ft.</b>	# or % of Rentals Allowed: <b>15</b>			5				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			7				
Grand Total: <b>464 sq. ft.</b>				8				

Keith Roy, PREC\*

Taryn Lees

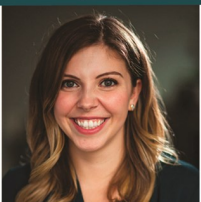
Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
[team@keithroy.com](mailto:team@keithroy.com)  
[www.KeithRoy.com](http://www.KeithRoy.com)



RE/MAX

This communication is not intended to create or induce breach of an existing Agency Agreement, RE/MAX Select Realty.

\*Personal Real Estate Corporation