



#### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Kerrisdale Elementary

Secondary School

Point Grey Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

WALK SCORE: 77

BIKE SCORE: 83

TRANSIT SCORE: 45

# 2918 WEST 33rd AVENUE

4 BED, 3.5 BATH, 2062 SQ. FT.

Finally! A duplex that feels like a house. Enter off the street into this 2000+sf, 4 bedroom, 3.5 bathroom 1/2 duplex that is part of a strata townhome complex. Wide plank walnut floors, integrated appliances, gas range and an attached 2 car garage in the underground parkade. This family friendly layout works for kids of any age with 2 master suites for the parents to choose from. The basement room is a great guest space or a perfect media room. 2 car garage enters directly into this home from the underground parkade. Many work-from-home updates have been added to make this home beautiful and functional. Great schools and shops nearby.

**\$2,198,000**

Keith Roy, PREC\*

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**Keith Roy**  
AND ASSOCIATES

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**RE/MAX**

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

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# 2918 WEST 33rd AVENUE

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



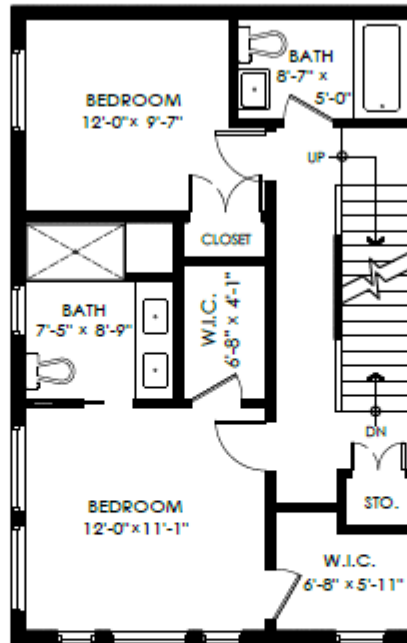
Main Floor: 634 sq.ft.  
Upper Floor: 645 sq.ft.  
Top Floor: 399 sq.ft.  
Lower Floor: 384 sq.ft.  
**Total Livable: 2,062 sq.ft.**

Garage: 512 sq.ft.  
**Grand Total: 2,574 sq.ft.**

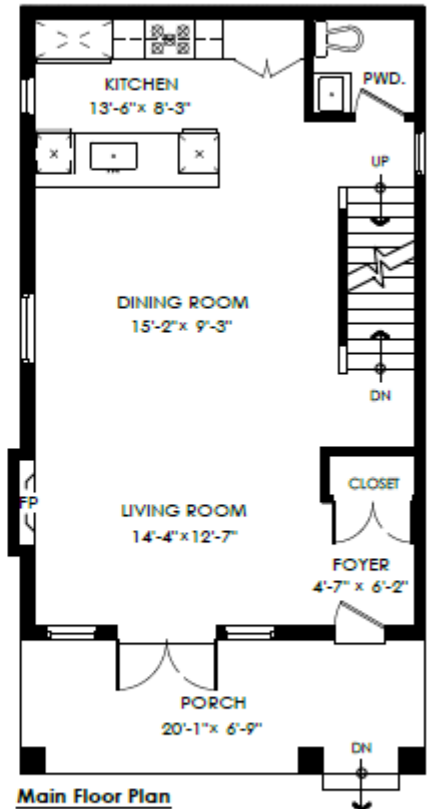
Balcony: 73 sq.ft.  
Porch: 134 sq.ft.  
**Total Extras: 207 sq.ft.**



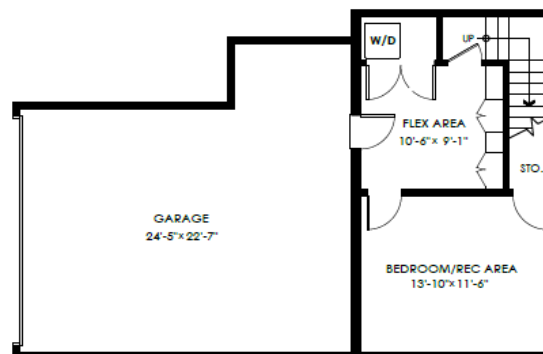
**Top Floor Plan**  
Floor Area: 399 sq.ft.  
Vaulted Ceiling Height: 10'-2"



**Upper Floor Plan**  
Floor Area: 645 sq.ft.  
Ceiling Height: 7'-11"



**Main Floor Plan**  
Floor Area: 634 sq.ft.  
Ceiling Height: 8'-11"



**Lower Floor Plan**  
Floor Area: 384 sq.ft.  
Ceiling Height: 7'-9"





