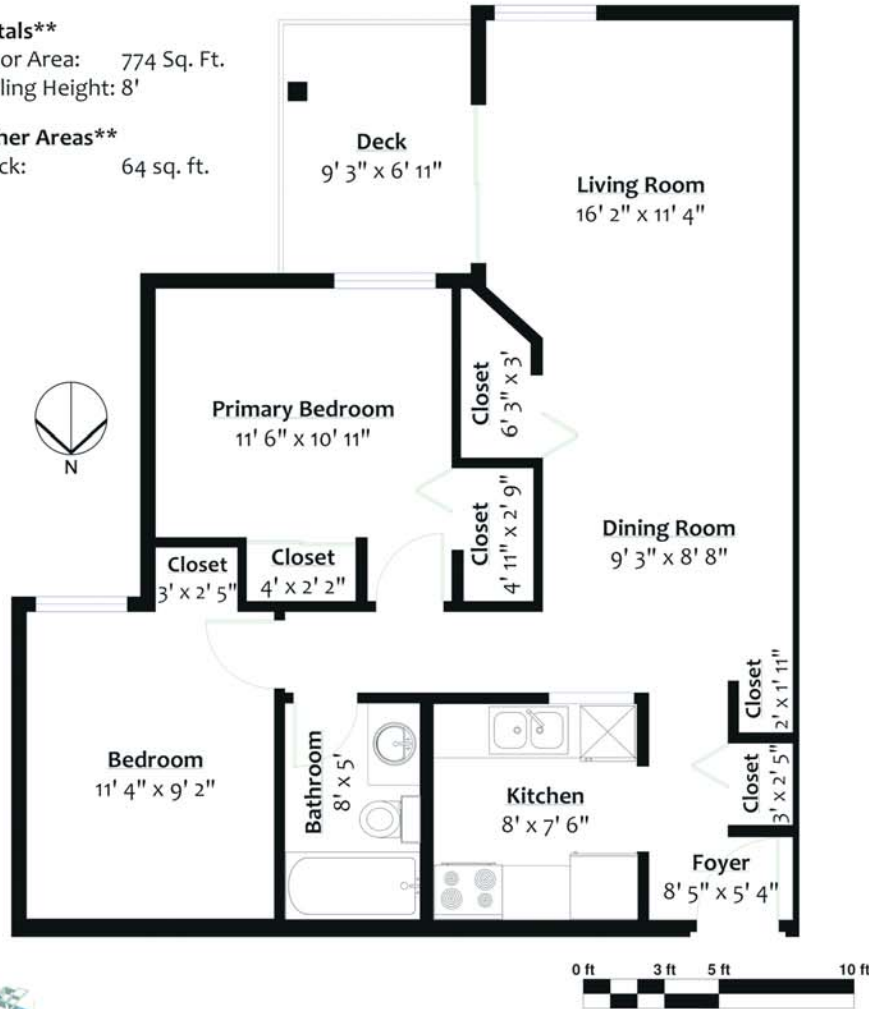


208 - 1450 EAST 7TH AVE  
VANCOUVER, B.C.



**Totals\*\***  
Floor Area: 774 Sq. Ft.  
Ceiling Height: 8'

**Other Areas\*\***  
Deck: 64 sq. ft.



\*\* While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E.O Insured for \$1,000,000

## WELCOME HOME



**\$699,000**

208 - 1450 EAST 7TH AVE  
VANCOUVER, B.C.

MLS® R2744415



**Peter Kalicki**  
778.895.7990  
peter@peterkalicki.com





FEATURES	
BEDROOMS	2
BATHROOMS	1
PARKING SPOTS	1
STORAGE ROOM	1
FLOOR SPACE	754 SQFT
HEATING	BASEBOARD ELECTRIC
COOKING FUEL	ELECTRIC
ZONING	RM-4
TAXES	\$1,710.01 (2022)
OWNERSHIP TYPE	FREEHOLD STRATA
STRATA FEE	\$485.48
PETS ALLOWED	Yes!
BBQ'S ALLOWED	Yes!
BICYCLE STORAGE ROOM	Yes!
ELEMENTARY SCHOOL	GRANDVIEW
SECONDARY SCHOOL	VANCOUVER TECHNICAL
AMENITIES NEARBY:	EVERYTHING
BIKEScore RATING:	82
TRANSITScore RATING:	92

Looking to leave the car at home?

Talk about a convenient location: SkyTrain, transit, cycling greenways, parks & playgrounds, Grandview Elementary, not to mention the countless shops, cafe's, and restaurants on "The Drive" are all just steps or pedals away.

Situated in a quiet enclave of the vibrant Grandview-Woodland community, this bright, south facing two bedroom home is located in coveted Ridgeway Place, a well-maintained (rain-screened, re-piped, updated windows, elevator, and more.), pet-friendly (two dogs/cats) building.

Generously-sized rooms, ample storage throughout, a gorgeous kitchen featuring granite counters atop of updated cabinetry & stainless steel appliances round out the interior. A covered yet sun-drenched balcony (perfect for BBQ-ing & gardening), 1 storage locker and 1 parking complete the package.

Welcome home.

