

# 23 460 W 16th Avenue, Vancouver

\$668,000



Super location! 2 bedroom, charming, westside townhome nestled in amongst the gardens (quiet side) w/ functional open plan living on the main & bedrooms up. Oak floors on main, kitchen w/ breakfast bar and expansive sliding doors that open onto private patio for relaxing & BBQs. Incredibly central at 16th and Cambie. Everything you need is just a short walk: Transit, Canada Line, schools (Simon Fraser, L'ecole Bilingue, Eric Hamber) shops, restaurants, parks & recreation centres (Douglas, Hillcrest, Pleasant, Heather Pk). Walk Score 96! Roof (2011/12) Siding painted (2012/13), all in-unit windows replaced 2012. In-suite laundry permitted. Rentals (min 30 day) and pets (2) okay. Underground parking & bike storage, storage shed at the door. OPEN HOUSE SAT & SUN Feb 16/17 2:00-4:00PM.

## KEY INFORMATION

MLS® R2340686

Residential Attached

Cambie

2 Bedrooms

1 Bathroom

768 SF

## FEATURES

Year Built: 1977

Listed By: rennie & associates realty ltd.



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