

# 306 458 W 63rd Avenue, Vancouver

\$1,299,000



Indulge in luxury living in this CONCRETE, meticulously crafted 975sf 2-bedroom & den. You are greeted by 9' CEILINGS and exquisite HERRINGBONE H/W floors upon entry, and the kitchen and living space opens itself to you with integrated BOSCH apps, WOLF range, and Mt Baker views to the east. The primary suite fits a KING BED and offers a WIC and indulgent primary bath w heated floor, dual sinks, oversized shower and floor-to-ceiling marble. The den makes a great office or storage for gear, instruments etc. AIR CONDITIONING ensures year-around comfort. There a bike room and 13 EV chargers, 1 parking & 1 storage. WALK SCORE of 89, close to Winona Park, Langara and Marine Gateway. Langara, Oakridge, Churchill (IB) & YVR are just mins away. Come home to RESIDE.

## KEY INFORMATION

MLS® R2880239

Residential Attached

Marpole

2 Bedrooms

2 Bathrooms

975 SF

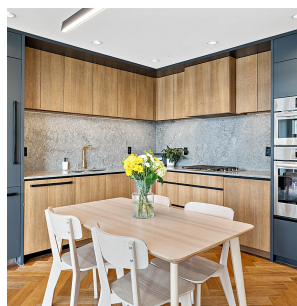
\$601.45 Maintenance Fees

## FEATURES

Year Built: 2019

Views: Mt Baker to the SE

Listed By: rennie & associates realty ltd.



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