

RESIDENT EXPERTS

ENGEL&VÖLKERS®



Prime Location: Kitsilano's Best at Your Doorstep

306 - 3150 W 4TH AVENUE | VANCOUVER, BC



Reasons We Love This Location.

- Just blocks to Kits Beach
- Transit right outside your doorstep
- 3-minute walk to Kits Coffee & Bistro
- 4-minute walk to McBride Park (public tennis courts!)
- 6-minute drive to Kits Farmers Market @ Connaught Park
- 8-minute drive to Pacific Spirit Regional Park
- 3-minute drive to Whole Foods
- 8-minute walk to Lagree West
- 8-minute drive to UBC
- 8-minute walk to IGA
- Located right on 4th Avenue, this home is at the epicenter of Kitsilano's vibrant dining scene (Jolly's Indian Bistro, The Naamm, Aphrodite's, La Quercia, Cafe Lokal)





Stylish Kits Living

Offered At:
\$949,000

Living Area:
867 sq.ft.

Strata Maintenance Fee:
\$498.18

Bedrooms:
2

Bathrooms:
2

Parking:
1 Parking

2023 Taxes:
\$2,563.80

Pets & Rentals Restrictions:
2 dogs or 2 cats or 1 dog and 1 cat
Rentals Allowed

Neighbourhood:
Kitsilano

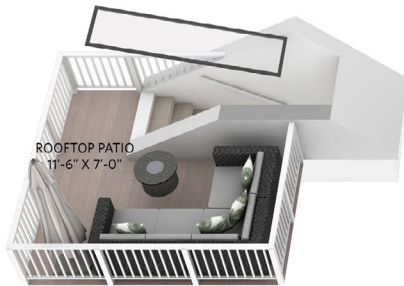
Discover the epitome of Kitsilano living at the Avanti—a top-floor, 2-level gem with a bonus rooftop patio that promises mountain views! Spanning 867 sq.ft, this spacious home features 2 bedrooms, 2 bathrooms and comes with a large bonus storage room, providing ample space for all your essentials. The primary bedroom can accommodate a king-sized bed, while the second bedroom offers flexibility- be it as a bedroom, home office, or cozy nursery. The BONUS rooftop patio effortlessly extends your living space outdoors. This move-in-ready residence exudes an open, airy ambiance that seamlessly harmonizes with its surroundings. Modern finishes like quartz countertops, stainless steel appliances, and wide plank laminate flooring complement the cozy gas fireplace and spa-like bathrooms.

Located along bustling West 4th Avenue, enjoy proximity to Kits beach, Vancouver's iconic seawall, and an array of premier shops, cafes, and restaurants in Kits. With seamless transit connections to UBC & Downtown, the convenience of this prime location is unmatched. This pet-friendly abode supports a flexible lifestyle, allowing for two pets and renter friendly—making it an excellent choice for homeowners or investors. Complete with in-suite laundry and parking, don't miss out on this fantastic lifestyle opportunity, where luxury meets convenience in the heart of Kits!



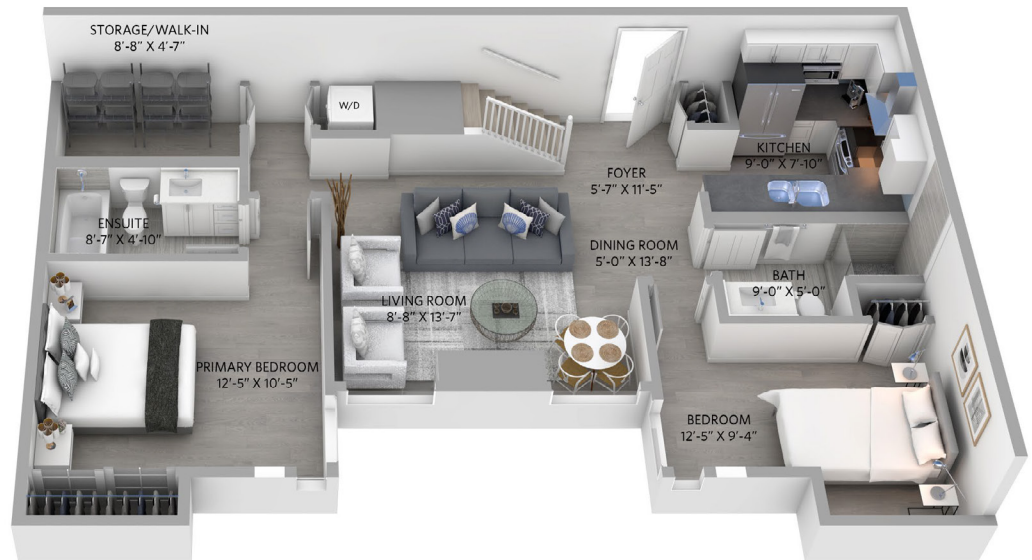
Total Interior: 867 sq.ft.
Rooftop Patio: 94 sq.ft.

Upper Floor
 Ceiling height - 5' 3"



Scan QR code for
 4K Matterport virtual tour

Main Floor - 867 sq.ft.
 Ceiling height - 8' 0"



ENTRANCE

* Measurements are approximate, buyer to verify measurements if deemed important.
 * Photos are virtually staged



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