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**CENTURY 21 In Town Realty**  
421 Pacific Street  
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103 3083 West 4th Avenue, Delano, Vancouver, BC, V6K 1R5, Canada



Property Value	\$639,000
Type	Apartment/Condo
Style	Ground level
Parking	1 car
Living Area	650 sq.ft.
Bedroom	1 Bedroom + Den
Bathroom	1 full

## Description

Don't miss out on this rare opportunity to own in highly sought after DELANO building! This location offers the best kind of Kitsilano lifestyle! VERY rarely do these ground-level, private fenced in garden homes with grassy lawn come to market.

This 1 bed + den features a gas fireplace, updated laminate floors throughout, freshly painted, open kitchen concept with lots of kitchen storage and bedroom with ensuite and ensuite laundry. This condo is on the quiet side of West 4th. Step onto your 590SF sunny garden patio surrounded by greenery perfect for summer BBQ's. Located in the heart of Kitsilano, close to transit, parks, restaurants, and the beach. Proactive Strata with building upgrades. 2 pets & rentals allowed (6-month minimum).

This property is tenanted \$2300/month and month to month.





