



Presented by:

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Active
R2191791
Board: V
Apartment/Condo

205 2020 ALMA STREET

Vancouver West
Kitsilano
V6R 3P9

Residential Attached

\$699,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$699,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2009
Depth / Size (ft.):	Bedrooms: 1	Age: 8
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: C - 2
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,596.80
Approval Req?: No	Half Baths: 0	For Tax Year: 2017
Exposure: North	Maint. Fee: \$311.00	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 028-109-597
Mgmt. Co's Name: Crossroads Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 778-578-4445		
View: No :		
Complex / Subdiv: The Locarno		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Geothermal, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit: **on route**
 Units in Development: **27**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**
 Dist. to School Bus: **3**
 Total Units in Strata: **27**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**
 Legal: **PL BCS3672 LT 11 DL 540 LD 36**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - RI, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
Main	Kitchen	8' x 6'			x			x
Main	Dining Room	6' x 6'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Den	10' x 6'			x			x
Main	Other	6' x 5'6"			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 753	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 753 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 753 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

The LOCARNO in Kits! IMMACULATE boutique style CONCRETE low-rise residence walking distance to Jericho & Locarno Beaches. This exceptionally priced home - 1 bed + den + office/flex - boasts geothermal heating/cooling & central HW, energy efficient premium stainless steel Bosch appliances, quartz kitchen, 9' ceilings, hardwood floors, wool extra plush carpet in the bedroom & spa like cheater en-suite with in-floor heating, and oversized tub. The Den is large enough for a kids bedroom, and the flex room offers excellent space for a home office. Walking paradise with a score of 92, access to shops, transit and close to UBC. Home comes with secure parking, storage, and bike locker. This is it! Come see for yourself.