

jane denham
REAL ESTATE GROUP



203-1540 Piercy Avenue

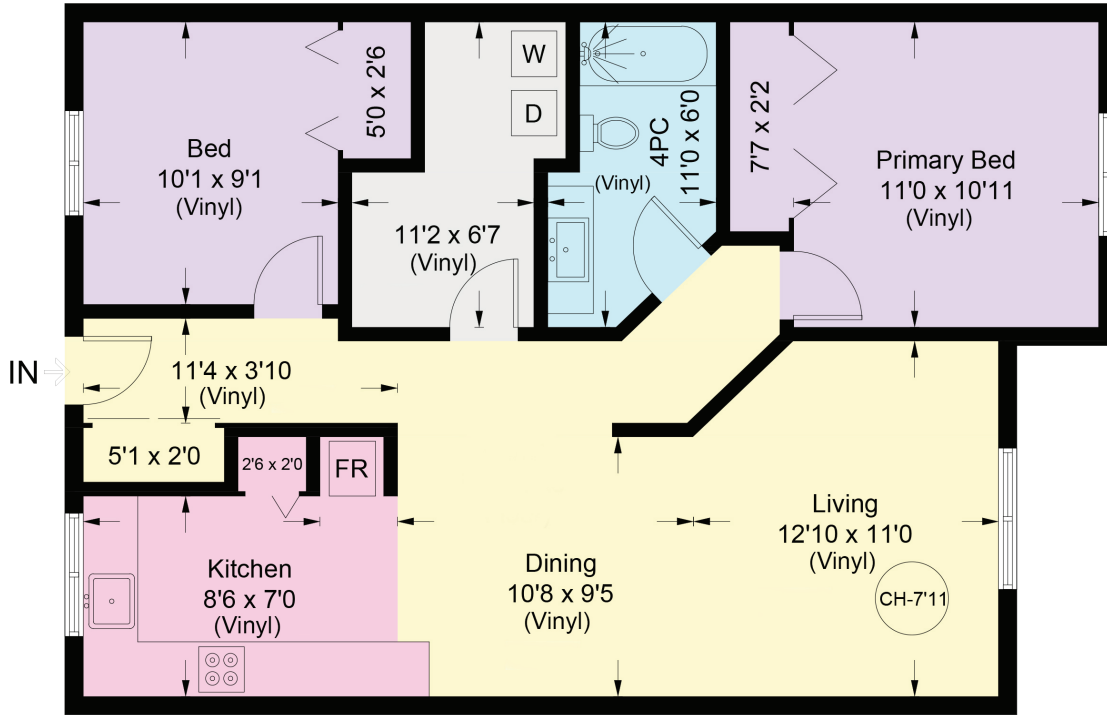
Ground Level Condo...

Ground level condo, beautifully renovated in 2024! Blending style, location and value, a fantastic opportunity for investors, first time Buyers, and perfect for downsizing. Ideally located just a short walk to downtown shops, restaurants, pubs, and public transit. A bright, open, and accessible living space of 882 sf, this 2 BD/ 1 BA condo features a spacious storage room with in-suite laundry. A stunning kitchen showcases new cabinetry, quartz countertops, a classic subway tile backsplash, open shelving, s/s appliances (fridge, stove, dishwasher – 2022), and free-standing s/s hood fan. A window over the sink fills the space w/ natural light. Extensive updates including - washer, dryer (2021), H/W tank (2024), new baseboard heating, updated electrical & plumbing (Poly B removed). New lighting, doors, trim, new glued-down vinyl plank flooring. New bathroom vanity, toilet, painted throughout. A well-maintained complex replaced windows in 2023, 1 designated parking stall, 1 dog or 1 cat.

203-1540 Piercy Avenue
Listed at \$309,000
2 Bd | 1 Ba
882 Sq Ft



MLS #: 1027763
Strata Fee: \$343 /mo
Year Built: 1993
Zoning: R-3



Main Floor = 882 sq ft

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Floor area is calculated as the Strata Area (SA).
All measurements are approximate and the plan is for layout guidance only. Buyers should verify all measurements.

Floor	AREA (Sq. Ft.)		
	Finished	Unfinished	Garage
Main	882	0	0
Total	882	0	0

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