



Presented by:  
**Aly Madhani**  
One Percent Realty Ltd.  
Phone: 604-786-5555  
Email: [aly@alyshomes.com](mailto:aly@alyshomes.com)  
Website: [www.AlysHomes.com](http://www.AlysHomes.com)



Cambie

856 W 19TH AV

\$ 780,000

MLS# V779110

**Sold 30-Jul-09 for \$963,500**

**Sold**



Bedrooms:	3	Lot Sz(Sq Ft):	0
Baths (F/H):	2 / 0	Type:	House/Single Family
Fin Floor Area:	1,431	Style:	2 Storey w/Bsmt.
Approx Year Blt:	1921	Parking:	1 / Garage; Single
Features:			

Grand old home in need of major renovation. Very poor condition. Super location near Douglas Park. Original fireplace with built-ins, kitchen with eating area, tons of potential, all sizes approx & to be verified by buyer. Offers into LS office by noon (12.00pm) Wednesday, July 28. Must include buyer aware of oil tank, peat bog & need of geotechnical survey. Call LS with your email address to receive full offer package.

Listing Broker: Royal LePage Westside



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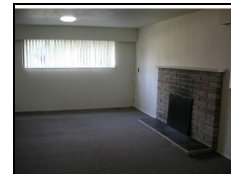
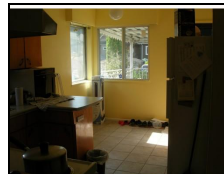
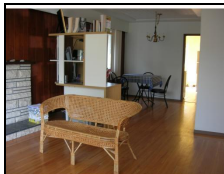
630 W 21ST AV

\$ 1,050,000

MLS# V779315

Sold 01-Aug-09 for \$1,080,000

Sold



Bedrooms: 7      Lot Sz(Sq Ft): 4,026  
Baths (F/H): 2 / 0      Type: House/Single Family  
Fin Floor Area: 2,162      Style: 2 Storey  
Approx Year Blt: 1964      Parking: / Garage; Double  
Features: Clothes Washer/Dryer, Refrigerator, Stove,

Close to Douglas Park & Eric Hamber High School. Great investment property or owner use. Main 3 bedroom, hardwood floor, large deck overlooking southern backyard. Updated 3 bedroom basement, large living room, full bath. Single detached garage could accommodate live-in help. Fabulous outdoor space. A fabulous neighborhood close to the parks, restaurants, shopping, transit etc.

Listing Broker: Cathay Pacific Realty Ltd.



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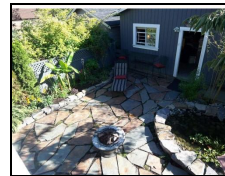
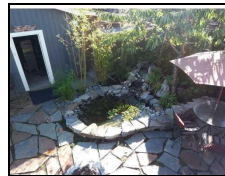
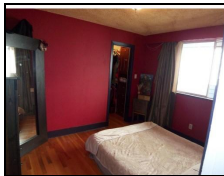
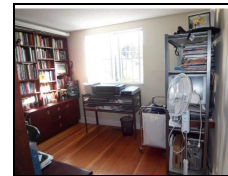
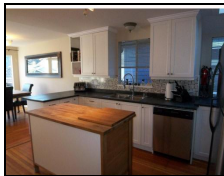
834 W 17TH AV

\$ 1,075,000

MLS# V785929

**Sold 22-Sep-09 for \$1,075,000**

**Sold**



Bedrooms:	4	Lot Sz(Sq Ft):	4,026
Baths (F/H):	2 / 0	Type:	House/Single Family
Fin Floor Area:	1,850	Style:	2 Storey, Rancher/Bungalow w/B
Approx Year Blt:	9999	Parking:	2 / Det.Grge/Carport
Features:	Dishwasher, Storage Shed,		

Part reno'd 2 level character bungalow w/hardwood throughout; updated kitchen open to good size eater out to south facing deck over looking newly landscaped bacy yard w/ pond. 2 bed mtg helper down. Fully fenced back yard & alley access.

Listing Broker: Coldwell Banker Westburn Rlty.



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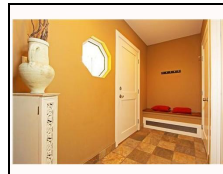
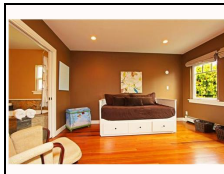
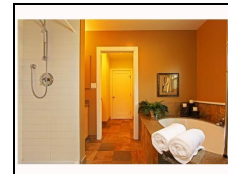
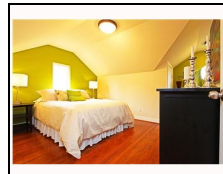
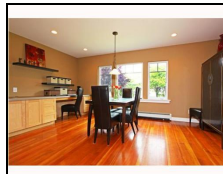
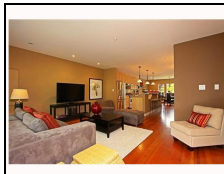
558 W 19TH AV

\$ 1,098,000

MLS# V771309

**Sold 06-Jul-09 for \$1,095,000**

**Sold**



Bedrooms:	4	Lot Sz(Sq Ft):	4,026
Baths (F/H):	2 / 0	Type:	House/Single Family
Fin Floor Area:	2,207	Style:	Other
Approx Year Blt:	9999	Parking:	3 / Add. Parking Avail., Garage; Single
Features:	Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Sprinkler - Fire, Stove,		

This lovely Cambie-Douglas Park home was rebuilt from the inside out in 2005 and features an open concept main floor that is perfect for entertaining and family life. The kitchen is the heart of the home and here is a great one with lots of counter and cupboard space, stainless steel appliances & a breakfast bar. There are 2 bedrooms upstairs plus a flex-room/bedroom/den/playroom on the main floor. Also on the main floor is the spa-like bath with soaker tub, separate shower and heated floors. Downstairs is the modern and bright 2 bedroom suite. Enjoy the summer in your sunny, South facing backyard. Imagine living in this most sought after Cambie area, just steps from all the amenities that make this such a great place to live.

Listing Broker: Royal LePage Westside