

ROSSETTI



1162 SHAVINGTON STREET

CALVERHALL, NORTH VANCOUVER



SUBSTANTIALLY UPDATED CALVERHALL HOME WITH MORTGAGE HELPER!

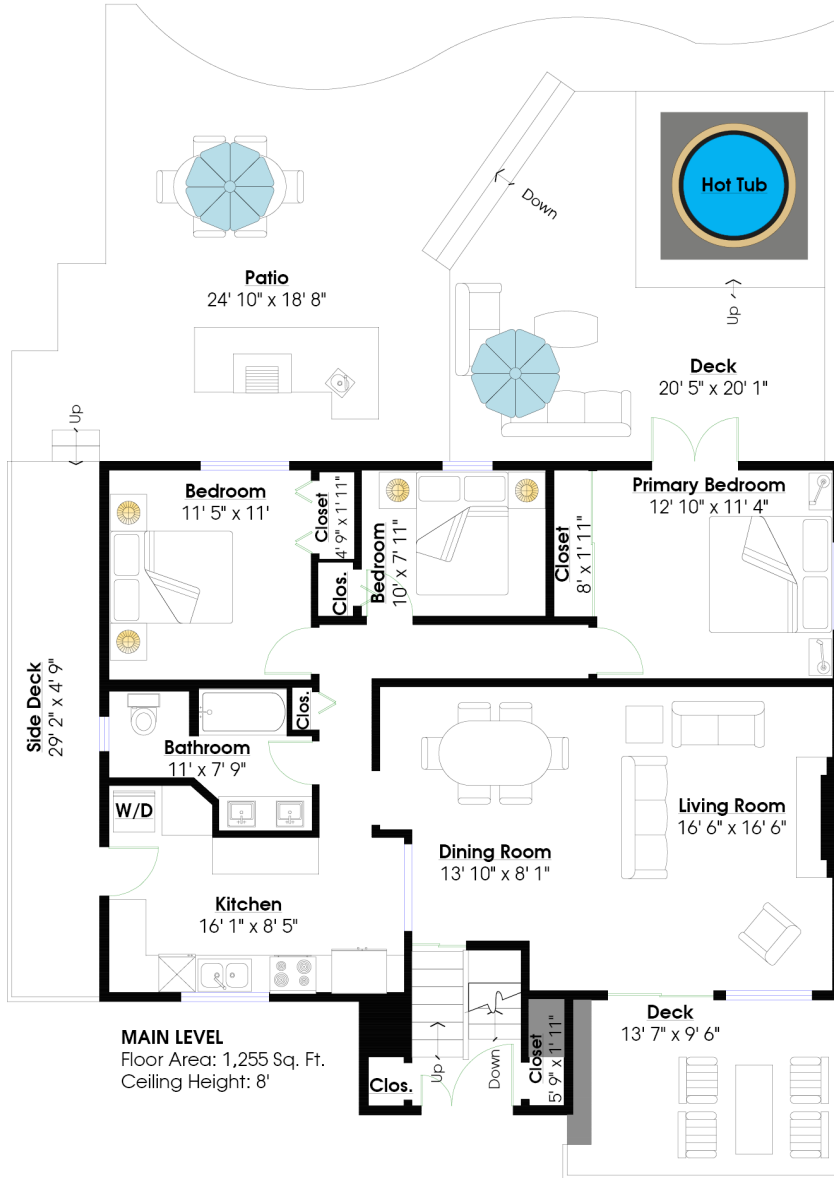
5 Beds | 2 Baths | 2,452 Sq/Ft

■ Welcome to this thoughtfully updated Calverhall residence, where modern upgrades meet timeless charm. Featuring 5 bedrooms, 2 bathrooms, and 2,452 sq/ft of versatile space, this home is ideal for families or those seeking a self-contained 2-bedroom suite for added income or flexible living arrangements. The main floor offers over 1,200 sq/ft with thoughtful updates, a bright southeast exposure, and near level access to a private backyard oasis. The open-plan living and dining area features updated flooring, gas burning fireplace, and sliders to a deck. The deck is perfect for a morning coffee, evening meal, and enjoying the lights of the Iron Workers Bridge. The fully renovated kitchen is a standout, blending style and practicality with open pass through to the living space, shaker cabinets, quartz countertops, a herringbone backsplash, tile flooring, and stainless-steel appliances including a gas cooktop. A tucked-away stacker washer/dryer adds convenience while maintaining separation from the suite's laundry facilities. The updated main bathroom features side-by-side sinks, modern cabinetry, radiant in floor heating, and a tiled shower/tub surround. Completing the main floor are three generously sized bedrooms, including the primary bedroom with French doors opening onto a private deck. The deck leads to a gazebo-covered hot tub, offering a peaceful retreat. Downstairs, the self-contained 2-bedroom suite has a separate dedicated entrance and is currently rented month-to-month to long-term tenants. It's an excellent mortgage helper or a flexible option for extended families or guests (with a second access available from the main stairwell). The private fenced backyard is perfect for entertaining, with a built-in outdoor kitchen featuring a stainless-steel barbecue, cooktop, and sink. The large patio includes multiple seating areas, and a grassy yard offers space for relaxation, recreation, or gardening. Situated on a 50' x 140' lot with lane access, the property has potential for a coach house (confirm with the DNV). It currently includes a parking pad with two freestanding shelters, and roughed-in water and grey water lines for RV parking or future development. Additional updates include a freshly painted interior and exterior; new windows; new front door; new casement moldings and interior doors throughout the main; new leaf guard gutters; and a stellar 103 EnerGuide rating. Conveniently located, this home is just a short walk to Park and Tilford shopping, Bridgman Park, and scenic trails along Lynn Creek. It's also close to Capilano University and a short drive to the vibrant amenities of Main Street and Lower Lonsdale.





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SQ/FT TOTALS **

Main Level:	1,255 sq/ft	Front Deck:	131 sq/ft
Lower Level:	1,197 sq/ft	Side Deck:	139 sq/ft
TOTAL:	2,452 sq/ft	Primary Deck:	376 sq/ft
		Patio:	549 sq/ft

Layout by BC Floorplans. ** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. EGO Insured for \$1,000,000. Information should not be relied upon without independent verification.