



## 952 Green St Victoria BC

\$997,000

This Central Park 1932 bungalow has been extensively renovated & landscaped into a urban sanctuary defying its walkable proximity to downtown. Featuring 2 Bdrs + Den & a legal Accessory Building in the backyard, this family home is perfect for expecting young families and those seeking to trade condo life for the grounding ease found in owning an established garden, pond + waterfall and the privacy of mature greenery. Traffic Calmed next to Royal Athletic Park, this home is a stone's-throw from Crystal Pool, on all bus routes, a block from North Park & Fernwood Villages. Recent improvements include: New Kitchen w/ real wood Cobble Hill Cabinetry, granite countertops, Hydronic & grid in-floor heating; gas Navian On demand Hot Water, 2016 Solar Paneling and new 50yr roof. Fully refinished at over 1600 SF. Accessory Building rough-ins nearly complete for legal conversion to rental Carriage House. Speak to your realtor now to learn of the many more features & book a private tour, today.

Listing Presented By:



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