

BUILDING BROCHURE

THE ALVARADO

1004 Wolfe Ave. · Vancouver, BC V6H 1V7 · Shaughnessy



Scan to view online



Unit Mix

1 Bedroom

1 unit

818 – 818 sf

from \$549,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$549,000	1 / 1ba	818 sf	\$671	2022-04-27

YEAR BUILT 1973	LEVELS 3	SUITES 10	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS91	MANAGEMENT Self Managed

Overview

The Alvarado - 1004 Wolfe Avenue, Vancouver, BC V6H 1V7, Canada. Strata Plan VAS91. Crossroads are Wolfe Avenue and Oak Street located in the Shaughnessy neighborhood in Vancouver. Completed 1938, Property offers 10 units strata apartment frame, 3 storeys. The Alvarado recently underwent a renovation. Maintenance fees include garbage pickup, gardening, heat, hot water and management. Features of The Alvarado include a bike room and shared laundry. Pets are allowed with restrictions, no rentals.

Nearby parks include Douglas Park, Heather Park and Braemar Park. Nearby schools are St. John's Internatioinal, Spirit of Math Schools Vancouver West Campus, Blessed Sacrament Elementary School, Edith Cavell Elementary School, Vancouver Talmud Torah School, Emily Carr Elementary School and Westside Montessori School. Supermarkets and Grocery Stores nearby are Safeway King Edward, Safeway West Broadway, IGA, Nesters Market, IGA, Whole Foods Market, Nesters Market and East West Market.

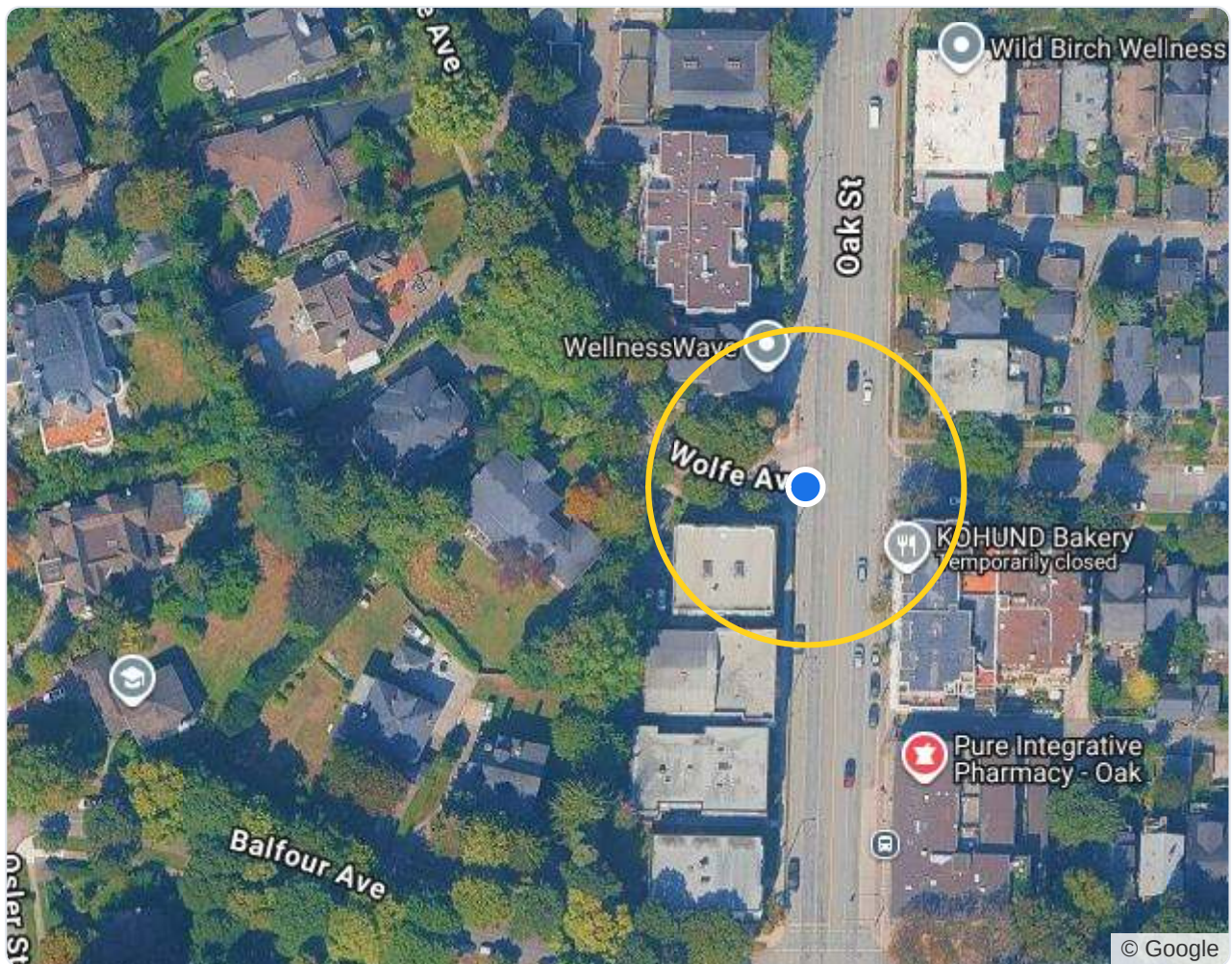
Amenities & Features

- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ Management

Location



Neighbourhood & Walkability — Shaughnessy

Shaughnessy is largely residential, with a higher-than-average proportion of heritage houses from the first half of last century. The Shaughnessy area has three neighborhoods – First Shaughnessy, Second Shaughnessy and Third Shaughnessy. First Shaughnessy: The boundaries of this area centered on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue, and Oak Street to the Arbutus Corridor. There are 595 properties in First Shaughnessy...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call