

BUILDING BROCHURE

SITCO MANOR

1023 Wolfe Ave. · Vancouver, BC V6H 1V6 · Shaughnessy



Scan to view online



1 SOLD · 12 MO
\$845,000–\$845,000



Unit Mix

1 Bedroom 4 units 588 – 802 sf from \$538,000	2 Bedroom 3 units 1,036 – 1,046 sf from \$845,000	3 Bedroom 1 unit 1,589 – 1,589 sf from \$1,185,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$845,000	2 / 2ba	1046 sf	\$808	2026-04-26
\$612,000	1 / 1ba	802 sf	\$763	2023-07-03
\$845,000	2 / 2ba	1036 sf	\$816	2023-04-25
\$595,000	1 / 1ba	690 sf	\$862	2023-03-22

YEAR BUILT 1992	LEVELS 4	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS154	MANAGEMENT Vancouver Management Ltd.

Overview

Sitco Manor at 1023 Wolfe Avenue, Vancouver, BC V6H 1V6, LMS154 Situated in a prestige tree-lined street in Shaughnessy. This fantastic location is close to Douglas Park, fabulous South Granville shops and restaurants, coffee shops, schools, VGH, all major medical facilities and public transit. It is also just about 10 minutes away to Downtown Vancouver. Completed in 1992, Sitco Manor is a well maintained and well run four storey low-rise building with 24 units that has been upgraded with a new roof and exterior paint. This beautiful complex features a lovely garden area, large storage locker and secured underground parking for its residents. The open concept layout and tons of windows make this great building even better! The kitchen offers plenty of cupboard and counter space and a large breakfast bar. Youll love the cozy gas fireplace especially during those cold winter nights and the private balcony is perfect for morning coffees and year round barbecues. In-suite laundry is also included for your convenience. This is definitely an excellent building in this incredible and quiet neighborhood!

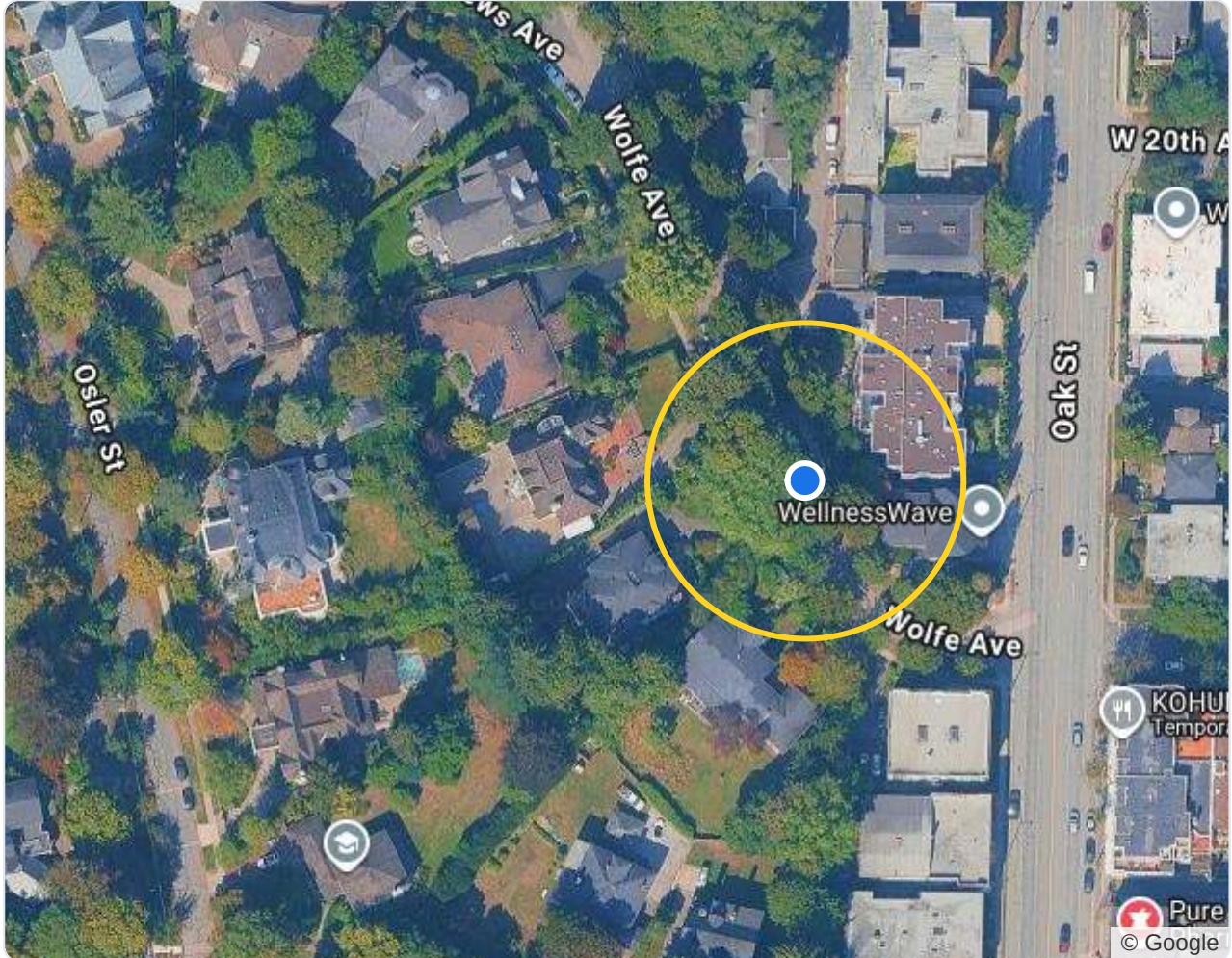
Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

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

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...

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Les Twarog

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