

BUILDING BROCHURE

BIRCH GARDENS

1318 WEST 6th Ave. · Vancouver, BC V6H 1A7 · Fairview



Scan to view online



1

SOLD · 12 MO
\$1,300,000–\$1,300,000



Unit Mix

2 Bedroom 2 units 945 – 1,251 sf from \$903,000	3 Bedroom 7 units 1,138 – 1,460 sf from \$950,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,300,000	3 / 2ba	1423 sf	\$914	2026-06-07
\$912,000	2 / 2ba	945 sf	\$965	2024-11-03
\$1,290,000	3 / 2ba	1460 sf	\$884	2024-10-17
\$1,430,000	3 / 2ba	1342 sf	\$1,066	2023-06-06

YEAR BUILT 1994	LEVELS 3	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS572	MANAGEMENT Confidential

Overview

Birch Gardens at 1318 West 6th Avenue, Vancouver, BC V6H 1A7, Strata Plan Number LMS572. Located in the Fairview area of Vancouver West, near the intersection of West 6th Avenue and Birch Street. Birch Gardens is a low-rise building that was constructed in 1994, consisting of 20 units over 3 levels. Building features include in-suite laundry, storage lockers and parking. Excellent location, walking distance to Granville Island, South Granville shops and boutiques, public transit and just across the bridge from downtown Vancouver. Easy access to many attractions, including Stanley Park, English Bay, Sea Wall, Telus World of Science, Rogers Arena, Edgewater Casino, and the Vancouver Art Gallery. Minutes from everyday conveniences: major banks, parks, grocery stores, public transit, and medical and dental clinics.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

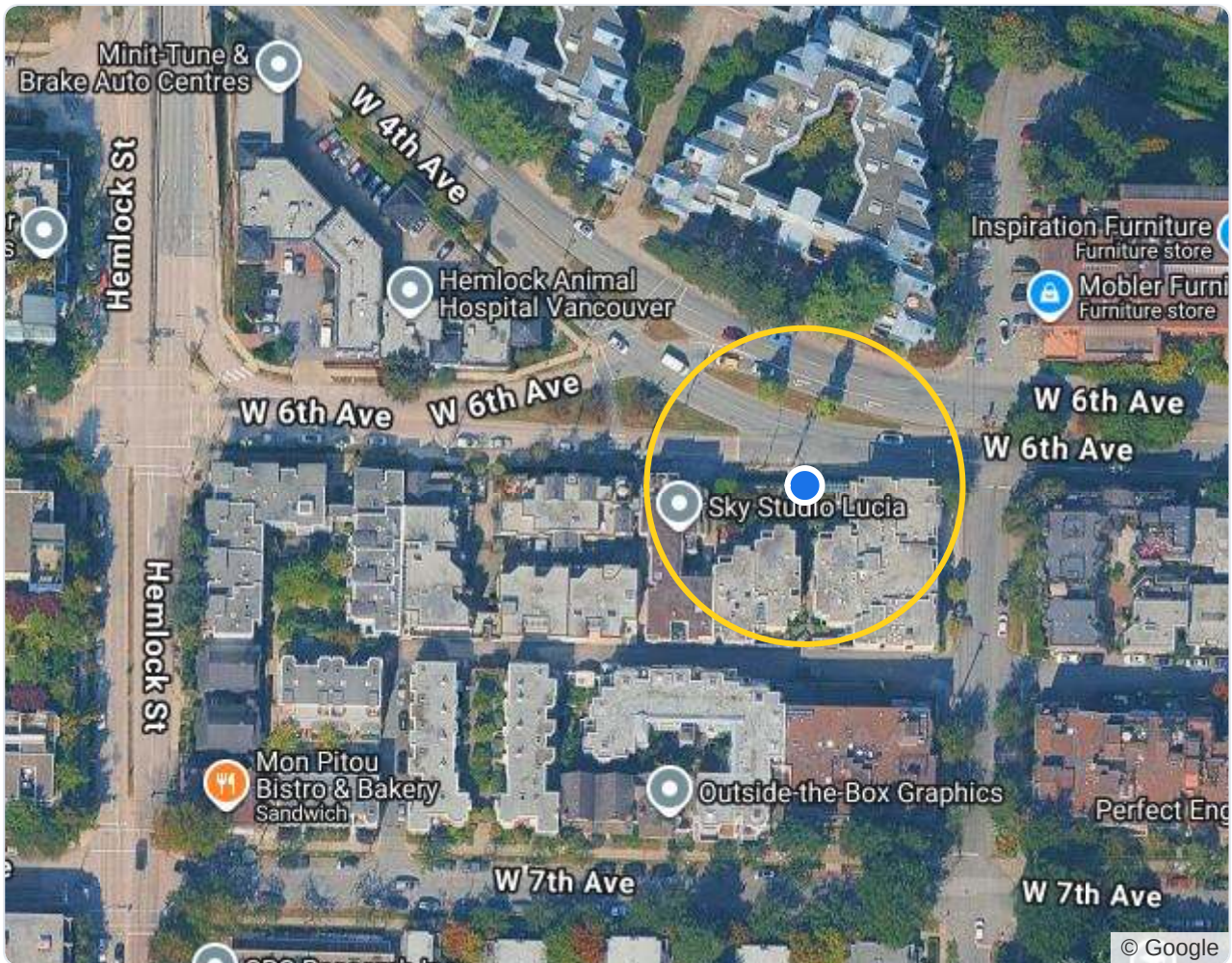
✓ Garbage Pickup

✓ Hot Water

✓ Gas

✓ Management

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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