

BUILDING BROCHURE

1445 WEST 70TH AVE

1445 WEST 70th Ave. · Vancouver, BC V6P 2Z3 · Marpole



Scan to view online



Unit Mix

1 Bedroom

2 units

524 – 524 sf

from \$460,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$468,000	1 / 1ba	524 sf	\$893	2022-11-14
\$460,000	1 / 1ba	524 sf	\$878	2022-01-26

YEAR BUILT 1992	LEVELS 4	SUITES 11	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2853	MANAGEMENT Southview Property Management

Overview

1445 West 70th Avenue - 1445 West 70th Avenue, Vancouver, BC V6P 2Z3, strata plan VAS2853 - Located on West 70th Avenue and French Street in the desirable Marpole subarea of Vancouver West, close to the shops and restaurants on Granville, minutes to Marpole Oakridge Community Centre, Canada Line, UBC and the Airport. The notable landmarks around this complex are William Mackie Park, Marpole Park, Farser River Park and McCleery Golf Course. Easy access to Granville Street and other major routs allows for an easy commute to surrounding destinations including Richmond, Downtown and Burnaby.

Schools nearby are David Lloyd George Elementary, Vancouver Montessori School and Sir Winston Churchill Secondary Schools. Some excellent restaurants in the area include Cafe de l'Orangerie, Risty's Cafe and Sushi bar, White Spot Restaurant and many others.

1445 West 70th Avenue is a four level rainscreened complex built in 1992. It consists of 11 units featuring bright and spacious layout, gas fireplace, in-suite laundry, secured underground parking, balcony and enclosed patio for ground floor units. Maintenance fees include caretaker, gardening, garbage pickup, gas and management. Don't miss your opportunity to own this amazing home.

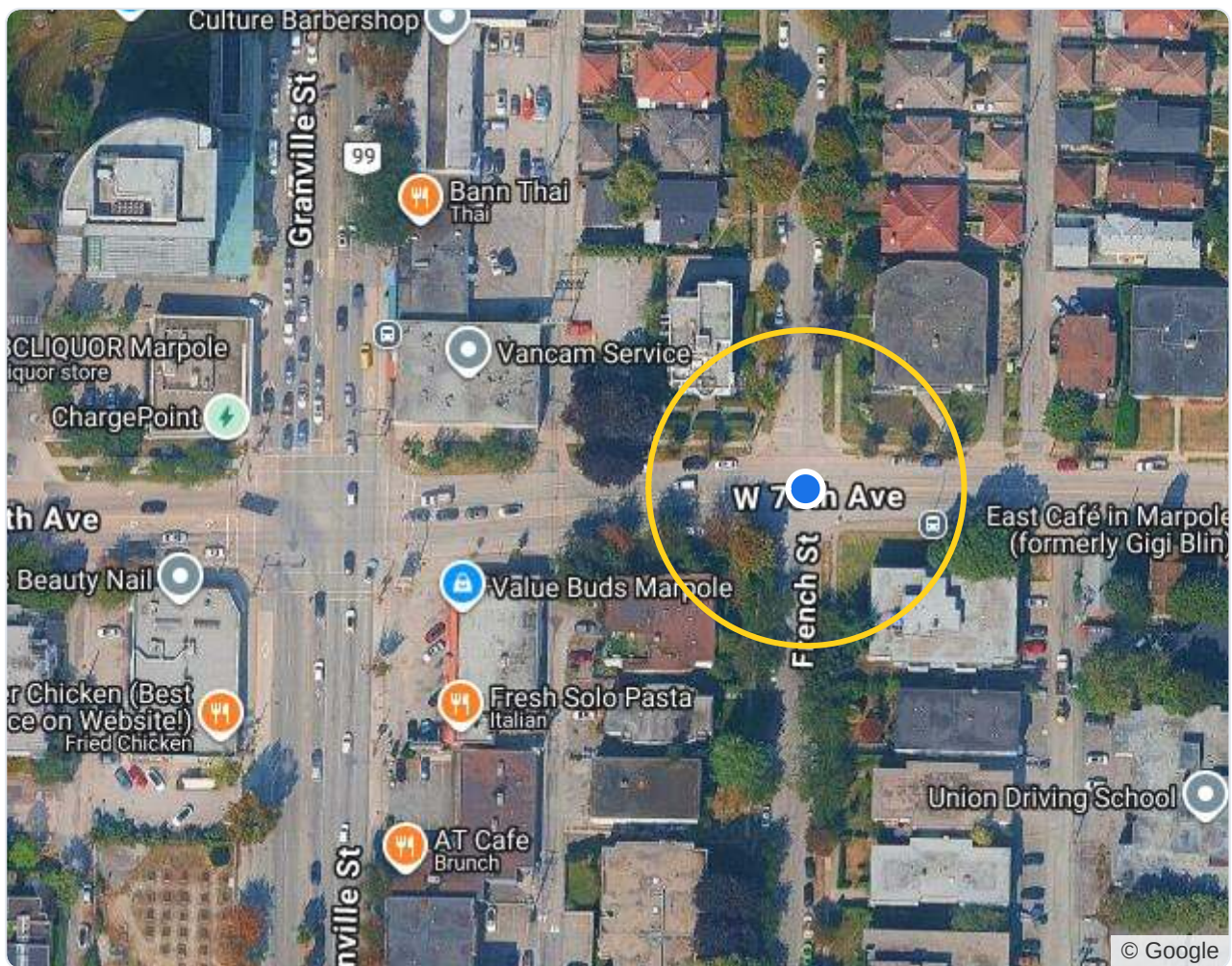
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

Location



Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



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