

BUILDING BROCHURE

YORKVILLE SOUTH

1688 Cypress St. · Vancouver, BC V6J 5J1 · Kitsilano



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4 SOLD · 12 MO
\$520,000–\$1,130,000

12-MO SOLD TREND
18.6

Unit Mix

1 Bedroom 1 unit 550 – 550 sf from \$520,000	2 Bedroom 11 units 837 – 1,232 sf from \$800,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,130,000	2 / 2ba	992 sf	\$1,139	2026-06-02
\$925,000	2 / 2ba	1009 sf	\$917	2026-03-29
\$800,000	2 / 2ba	989 sf	\$809	2026-03-01
\$520,000	1 / 1ba	550 sf	\$945	2026-01-09

YEAR BUILT 1995	LEVELS 5	SUITES 61	CONSTRUCTION Concrete
EXTERIOR Stucco	TITLE TO LAND Freehold Strata		STRATA PLAN LMS2154

Overview

Yorkville South at 1688 Cypress Street, Vancouver, BC V6J 3L4 - LMS2154. Built in 1995 with 61 units over 5 levels. Located in Kitsilano area of Vancouver West, at the crossroads of Cypress Street and West 1th Avenue. Building features include elevator, bike room and wheelchair access.

Location Matters! Located North of 4th Ave in one of Kitsilano's most coveted buildings and locations. The Yorkville South is a low rise concrete building just minutes away from the beach, recreation, dining and everything that this vibrant community has to offer. Yorkville South has direct access to the courtyard of your personal enjoyment. North shore mountain views. With all the amenities that 1st Avenue has to offer and its close location to Kitsilano Beach Pool, health clubs, public transit, Granville Island, 4th Avenue and Downtown Vancouver, this makes Yorkville South one of the most sought-after buildings in Kitsilano. Just steps to fabulous dining, and recreation at your doorstep.

Close to Pacific Business & Law Institute, Henry Hudson Elementary, Hudson Out-Of-School Care, St. Augustine's, Century High School, Lord Tennyson Elementary and few minutes away to Emily Carr University of Art + Design and Kitsilano Secondary School.

Just few steps to Seaforth Peace Park, Delamont Park, Kitsilano Beach Park, Hadden Park and Vanier Park.

From this fabulous location you can just enjoy to walk a few minutes to restaurants located on the most popular area "West 4th Avenue" favorites include the excellent "casual fine dining", Bistrot Bistro, The Noodle Box - Restaurant, Las Margaritas Mexican Restaurant, Maenam Thai Restaurant, Trattoria Italian Kitchen, Hells Kitchen Restaurant.

If it's the Kits lifestyle you want, then look no further!

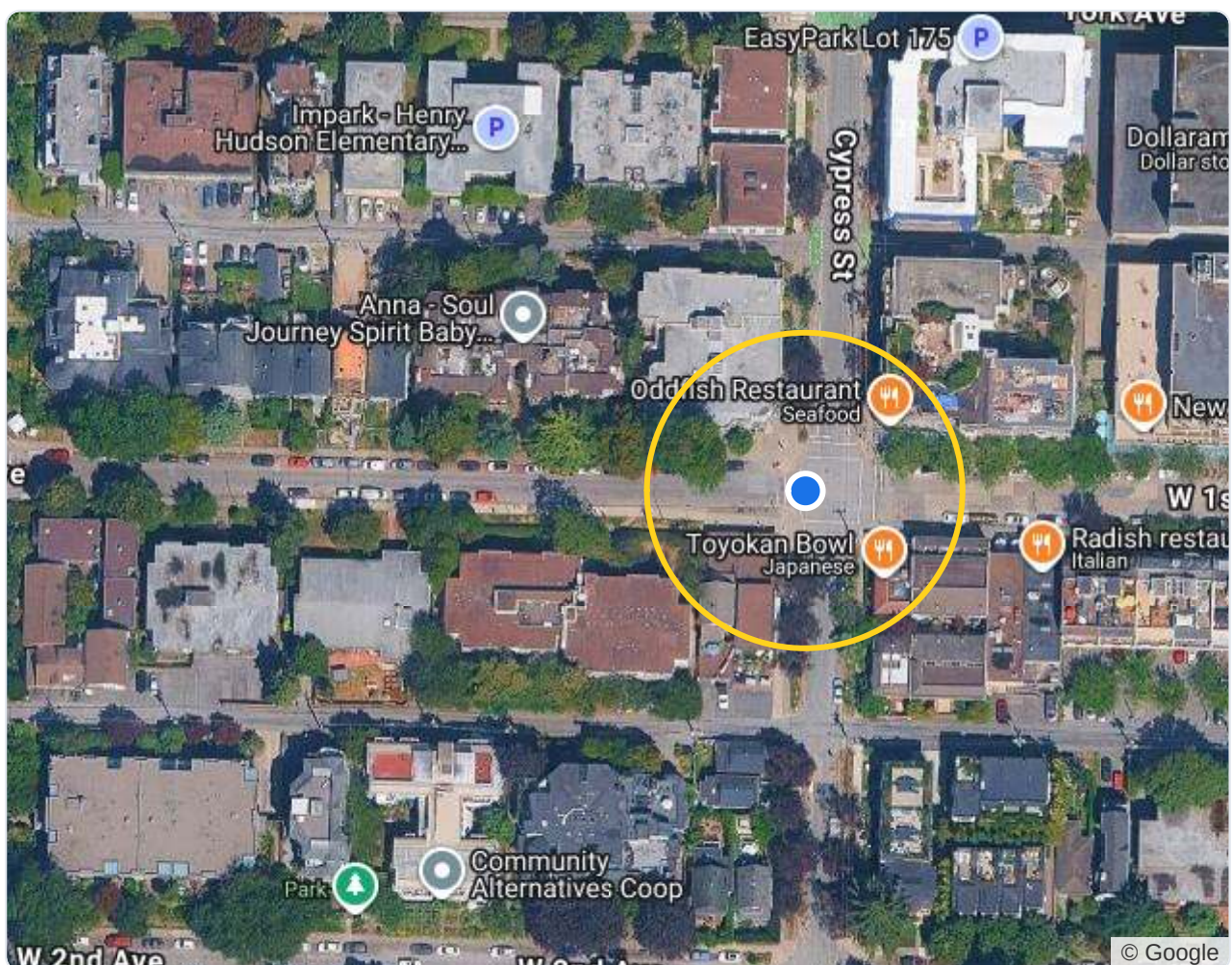
Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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