

BUILDING BROCHURE

MARLBORO COURT

1825 WEST 8th Ave. · Vancouver, BC V6J 1V9 · Kitsilano



Scan to view online



Unit Mix

1 Bedroom

11 units

680 – 740 sf

from \$535,000

2 Bedroom

3 units

919 – 1,088 sf

from \$800,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$589,000	1 / 1ba	684 sf	\$861	2025-01-29
\$630,000	1 / 1ba	704 sf	\$895	2024-11-30
\$535,000	1 / 1ba	693 sf	\$772	2024-08-31
\$535,000	1 / 1ba	680 sf	\$787	2024-08-30

YEAR BUILT 1975	LEVELS 3	SUITES 27	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS160	MANAGEMENT Confidential

Overview

Marlboro Court at 1825 West 8th Avenue, Vancouver, BC V6J 1V9 - VAS160. Located in Kitsilano area of Vancouver West, near the crossroads of West 8th Avenue and Burrard Street. Marlboro Court offers 27 units over 3 levels and was built in 1975. Building features include bike room, elevator, shared laundry, storage, workshop attached and parking.

Welcome home to Marlboro Court, located in sought after Kitsilano. Surrounded by all the necessary amenities yet tucked away on a quiet tree lined street, this wonderful condo has it all. Marlboro Court is in an excellent location. Close to stop bus area. Minutes to South Granville, local restaurants and downtown. Simply stunning!. Hub of the Finest Restaurants, Beaches, Shopping in Vancouver.

Just few minutes walking to St John's International School, Little Sorbonne Language School, Canadian Tourism College, Century High School, WheelSmart Driving School, Lord Tennyson Elementary, St. Augustine's, Madrona School, St. John's School, and Kitsilano Secondary School.

Nearby to Delamont Park, Granville Loop Park, Seaforth Peace Park, Granville Loop Park and Granville Park.

Restaurants and grocery stores nearby, Maple Grill Vancouver (kosher), Sushi Aoki, Papaya Hut Restaurant, atithi indian cuisine, Tim Kee Kitchen Cantoness & Szechuan Cuisine, Ceili's Irish Pub and Resturant, Osaka Teppanyaki Steak & Seafood Restaurant, Posh (Kitsilano), Thai House Restaurant, B.C. Sushi, The Noodle Box - Restaurant, Las Margaritas Mexican Restaurant, Maurya Indian Restaurant, Sophie's Cosmic Cafe, Greens Organic and Natural Market, Eleven Grocery, Maple Market, Marketplace IGA, Safeway Supermarket, Seven Seas Fish Market, Whole Foods Market and Canada Safeway Limited.

Close to shops on 4th Ave, Broadway and South Granville and a quick commute to downtown too!

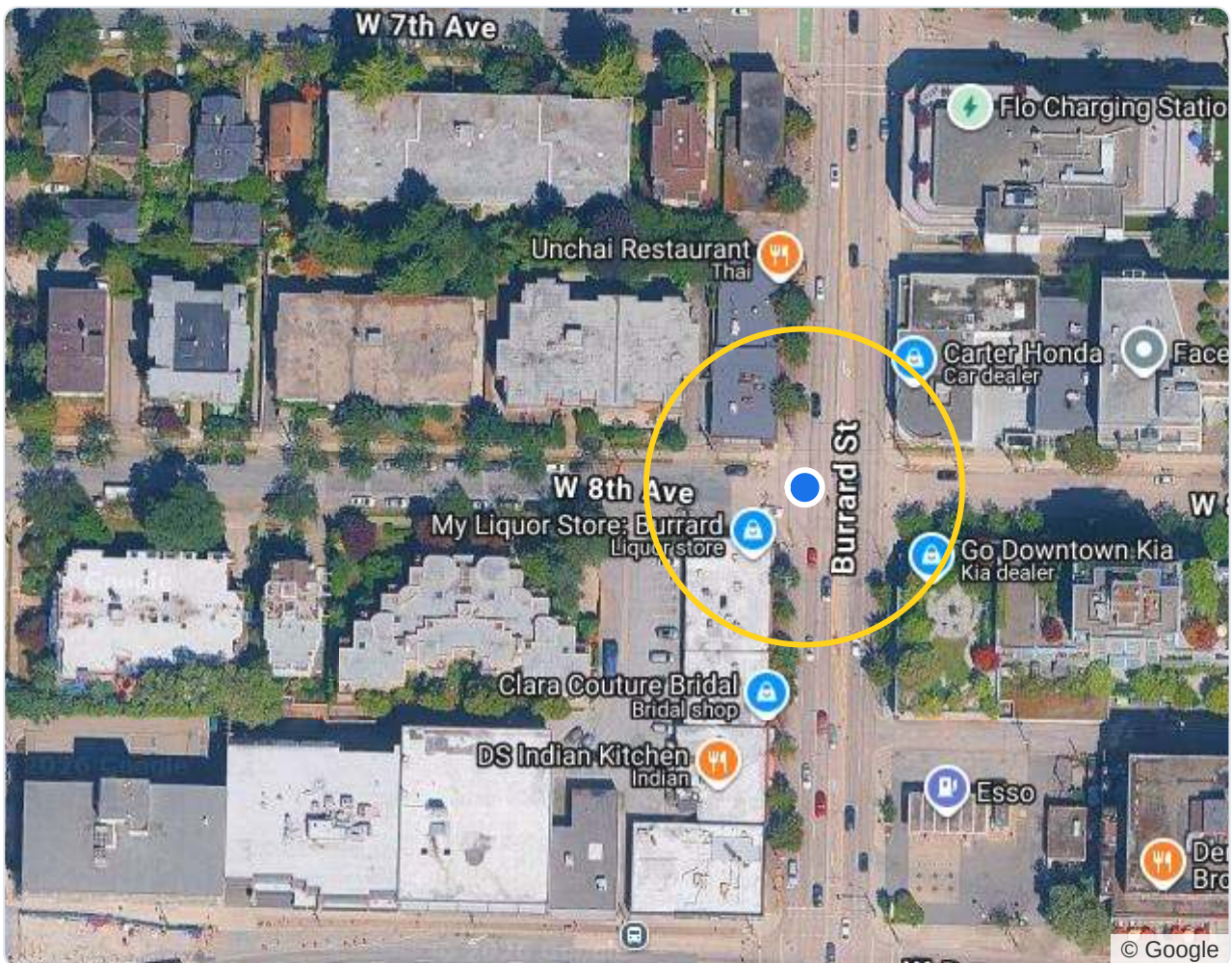
Amenities & Features

- ✓ Bike Room
- ✓ Shared Laundry
- ✓ Workshop Attached
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

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

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

RE/MAX Crest Realty · BC Condos & Homes Team

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



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