

BUILDING BROCHURE

MAPLE GARDENS - 1922 7TH BUILDING

1922 WEST 7th Ave. · Vancouver, BC V6J 1T1 · Kitsilano



1 SOLD · 12 MO
\$1,060,000–\$1,060,000

12-MO SOLD TREND
20.5

Unit Mix

1 Bedroom 1 unit 560 – 560 sf from \$685,000	2 Bedroom 9 units 960 – 1,074 sf from \$835,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,060,000	2 / 3ba	1074 sf	\$987	2025-11-17
\$1,052,500	2 / 2ba	1020 sf	\$1,032	2025-03-03
\$1,150,000	2 / 2ba	1022 sf	\$1,125	2024-11-02
\$685,000	1 / 1ba	560 sf	\$1,223	2024-05-09

YEAR BUILT 1982	LEVELS 3	SUITES 17	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1259	MANAGEMENT Korecki Real Estate Services Inc.

Overview

Maple Gardens at 1922 West 7th Avenue, Vancouver, BC V6J 1T2 - VAS1259. Located in Kitsilano area of Vancouver West, at the crossroads of West 7th Avenue and Cypress Street. Maple Gardens is a building that offers 17 units over 3 levels and was built in 1981. Complex features include bike room, elevator, in-suite laundry, storage and wheelchair access.

The AREA: KITSILANO! Walking distance to Kits Beach, restaurants, 4th Avenue shopping district, and easy entrance to Downtown.

Close to educational facilities, St John's International School, Little Sorbonne Language School, Century High School, Canadian Tourism College, Lord Tennyson Elementary, Madrona School, St. John's School and Fraser Academy.

Just minutes to Delamont Park, Seaforth Peace Park, Granville Loop Park, Rosemary Brown Park, Granville Loop Park, Connaught Park and Granville Park.

Some of the restaurants and grocery stores nearby for your convenience, including Maenam Thai Restaurant, Ceili's Irish Pub and Resturant, Romer's Burger Bar, Trattoria Italian Kitchen, The Noodle Box - Restaurant Vancouver BC, Thai House Restaurant, Papaya Hut Restaurant, Indian

Oven Restaurant, Las Margaritas Mexican Restaurant, Sushi Aoki, Pepitas Restaurant, Hells Kitchen Restaurant, Summer In Greece Donair, Maple Market, Greens Organic and Natural Market, Eleven Grocery, Nature Living Health, Whole Foods Market, Safeway Supermarket, Seven Seas Fish Market, Marketplace IGA and Island Market.

At this great location you have plenty of entertainment and great nightlife!

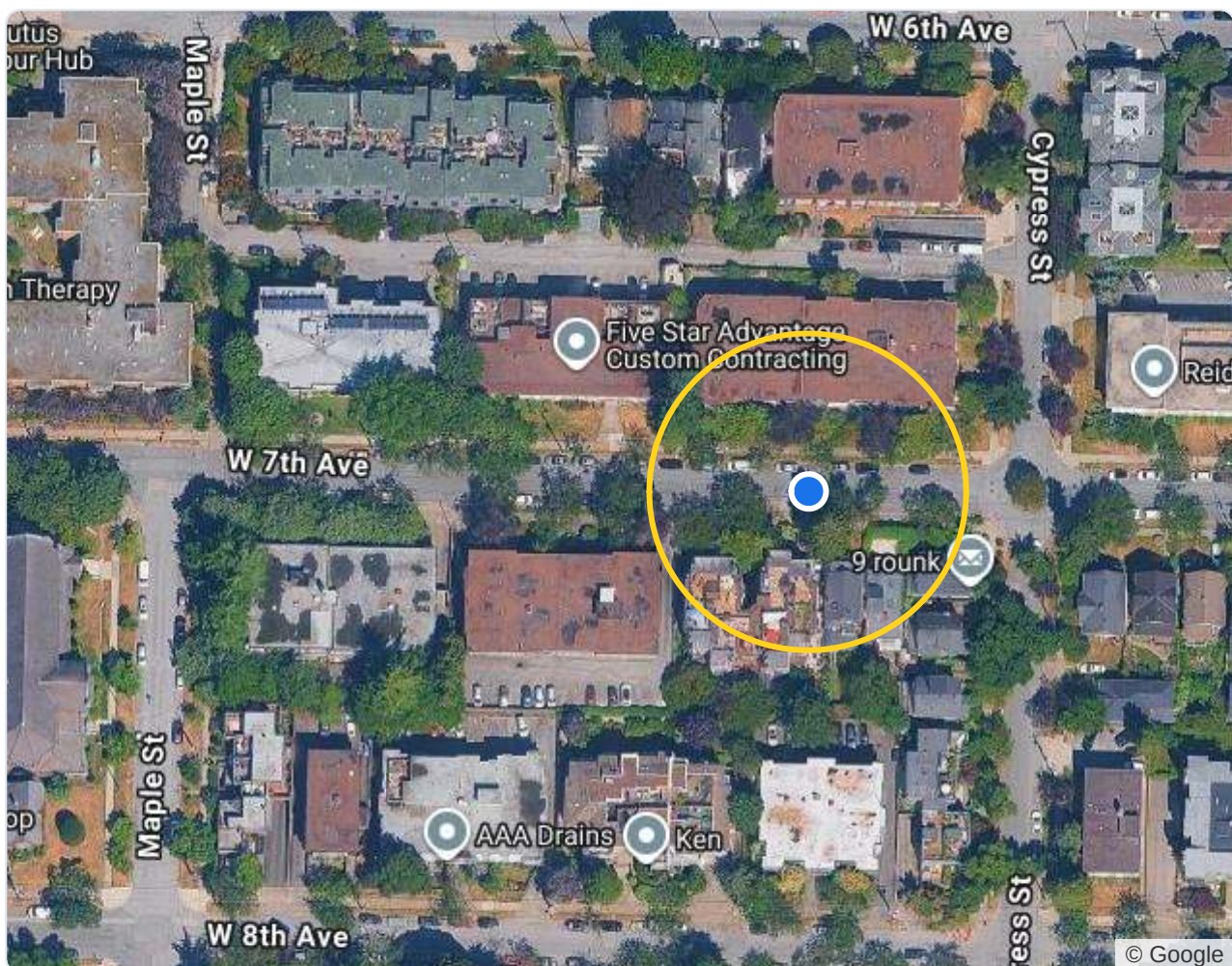
Amenities & Features

- ✓ Bike Room
- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Elevator
- ✓ Storage

Maintenance Fees Include

- ✓ 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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