

BUILDING BROCHURE

MARQUIS MANOR

1950 WEST 8th Ave. · Vancouver, BC V6J 1W3 · Kitsilano



Scan to view online



2 FOR SALE
FROM \$440,000

12-MO SOLD TREND
44.3

Unit Mix

1 Bedroom

12 units

453 – 704 sf

from \$420,000

For Sale in Marquis Manor & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$514,900	1 / 1	623 sf	\$826	213 1950 W 8TH AVENUE
\$440,000	1 / 1	507 sf	\$868	103 1950 W 8TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$606,000	1 / 1ba	704 sf	\$861	2025-02-22
\$620,000	1 / 1ba	579 sf	\$1,071	2024-06-19
\$599,000	1 / 1ba	621 sf	\$965	2024-05-06
\$550,000	1 / 1ba	469 sf	\$1,173	2024-01-31

Value & Financing

Price Positioning

\$847 /sq ft

Active listings here average \$847/sf vs \$1182/sf across Kitsilano.

28% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) \$440,000

20% down payment \$88,000

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1972	LEVELS 3	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS60	MANAGEMENT Pacific Quorum Properties Inc

Overview

Marquis Manor at 1950 West 8th Avenue, Vancouver, BC V6J 1W3 - VAS60. Built in 1972 with 46 units over 3 Levels. Located in Kitsilano area of Vancouver West, near the crossroads of West 8th Avenue and Maple Street.

Fabulous location in the heart of Kitsilano. close to shops, restaurants & transportation along Broadway & 4th. Good to live in and easy to rent.

"Marquis Manor" is located in one of Vancouver's most desirable neighbourhoods! Unbeatable location - 1 block to Broadway and only 3 blocks to 4th! Close to shops, recreation, transit, the beach and so much more.

Close to St John's International School, Madrona School, St. Augustine's, Lord Tennyson Elementary, Century High School, Canadian Tourism College, St. John's School, Canadian School of Natural Nutrition and Kitsilano Secondary School.

Just steps to Delamont Park, Rosemary Brown Park and Connaught Park.

Nearby restaurants and grocery stores, including Maple Grill Vancouver (kosher), Akbar's Own, Sushi Aoki, I Sushi, Transylvania Flavour - Best European Restaurant, Papaya Hut Restaurant, atithi indian cuisine, Ceili's Irish Pub and Resturant, Gramercy Grill The, Thai House Restaurant, Indian Oven Restaurant, Maenam Thai Restaurant, Las Margaritas Mexican Restaurant, Hells Kitchen Restaurant, The Noodle Box - Restaurant, Greens Organic and Natural Market, Eleven Grocery, Summer In Greece Donair, Maple Market, Indishpensable, Marketplace IGA, Safeway Supermarket, Seven Seas Fish Market, Whole Foods Market and Canada Safeway Limited.

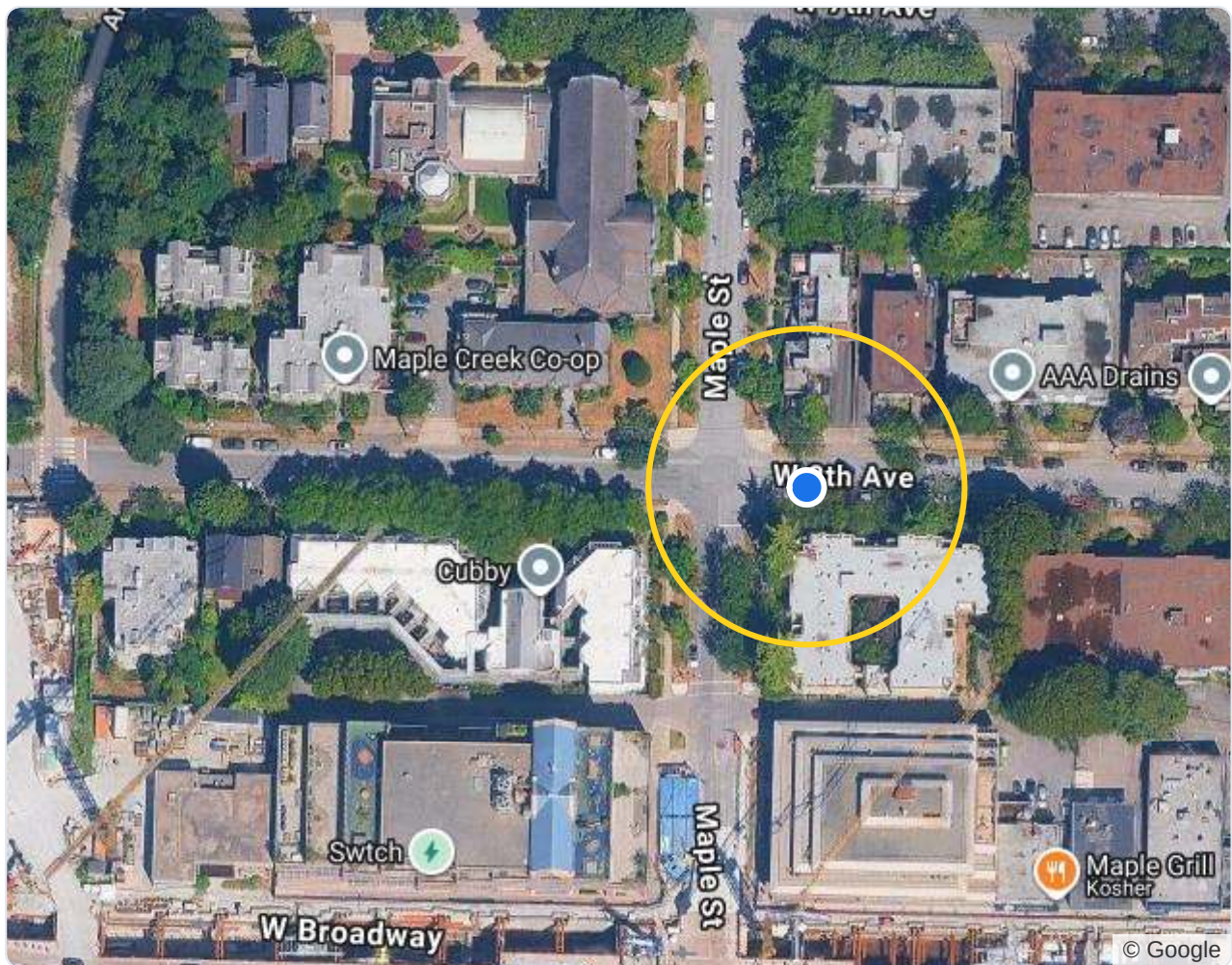
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ 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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