

BUILDING BROCHURE

LA MIRADA - 1963 3RD BUILDING

1963 WEST 3rd Ave. · Vancouver, BC V6J 1L2 · Kitsilano



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BC Condos & Homes Team
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Vancouver
FloorPlans

4 SOLD · 12 MO
\$700,000–\$948,000



Unit Mix

1 Bedroom

7 units
664 – 720 sf
from \$700,000

2 Bedroom

2 units
928 – 929 sf
from \$948,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$700,000	1 / 1ba	693 sf	\$1,010	2026-04-15
\$755,000	1 / 1ba	664 sf	\$1,137	2026-03-20
\$759,000	1 / 1ba	706 sf	\$1,075	2026-02-13
\$948,000	2 / 1ba	929 sf	\$1,020	2025-12-02

YEAR BUILT 1987	LEVELS 4	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1863	MANAGEMENT Associa

Overview

La Mirada at 1963 3rd Avenue West, Vancouver, BC V6J 1L1, Canada, VAS1863. A 4-levels, 21 unit apartment was built in 1987. La Mirada apartment is located in Kitsilano, Vancouver. Close to downtown, Henry Hudson Elementary School, St. Augustine's Elementary School, Lord Tennyson Elementary School, Youth Learning Centre - Eslha7an, Youth Learning Centre - Hamilton, Carson Graham Secondary School, Kitsilano High School, Little Flower Academy High School King George High School, The Kitsilano Area Child Care Society, Kitsilano Area Childcare Centre, Hudson Out of School Care Society, BMO Bank of Montreal, Scotiabank, RBC 4th Ave & Balsam Branch, Seaforth Peace Park, Delamont Park and Kitsilano Beach Park. Crossroads are West 3rd Avenue and Maple Street. Maintenance fees include garbage pickup, gardening, gas, hot water and management.

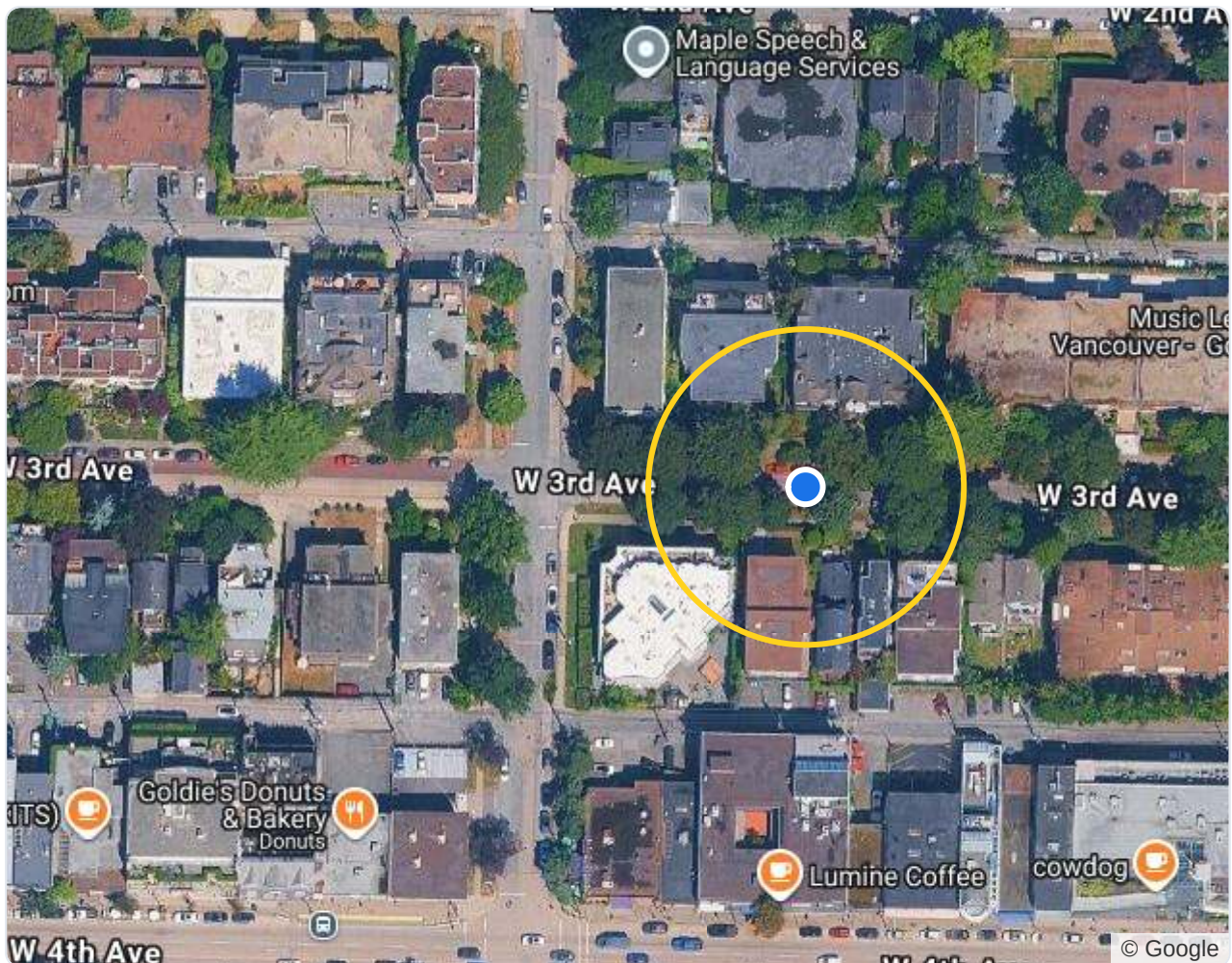
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Wheelchair Access
- ✓ Garden
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ 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).



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