

BUILDING BROCHURE

MAPLE COURT - 1989 1ST BUILDING

1989 WEST 1st Ave. · Vancouver, BC V6J 1G7 · Kitsilano



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1 FOR SALE
FROM \$699,900

12-MO SOLD TREND
-6.5

Unit Mix

1 Bedroom 1 unit 795 – 795 sf from \$699,900	2 Bedroom 4 units 985 – 1,608 sf from \$1,230,000
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For Sale in Maple Court - 1989 1st Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,900	1 / 1	795 sf	\$880	304 1989 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,329,000	2 / 2ba	985 sf	\$1,349	2025-06-19
\$1,390,000	2 / 2ba	1100 sf	\$1,264	2024-09-17
\$1,230,000	2 / 2ba	1089 sf	\$1,129	2023-03-22
\$1,421,000	2 / 2ba	1608 sf	\$884	2021-06-22

Value & Financing

Price Positioning \$880 /sq ft Active listings here average \$880/sf vs \$1215/sf across Kitsilano. 28% below area average	Mortgage Snapshot \$3,352 /mo Entry price (from) \$699,900 20% down payment \$139,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1992	LEVELS 4	SUITES 17	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS164	MANAGEMENT Goldstream Properties Ltd

Overview

Maple Court - 1989 W 1 Ave, Vancouver, BC V6J 1G6, Canada, Strata Plan Number LMS164, 4 levels, 17 units in the development, was built in 1992. Maintenance fees include Caretaker, Garbage Pickup, Gardening, Gas and Management. The closest grocery stores are Central Gourmet, Reflex Beach & Body Inc. and Maple Market. Nearby schools include Henry Hudson Elementary, Henry Hudson Elementary, Cypress Street, Vancouver, BC, Canada and School Board Vancouver. Nearby parks include Seaforth Peace Park, Hadden Park and Delamont Park. Nearby restaurants include Raw Health Cafe, Ploeger Delikatessen and Pane from Heaven Bakery Cafe. Walking distance child care services Hudson Out of School Care Society, The Kitsilano Area Childcare Centre and Montessori Day Care.

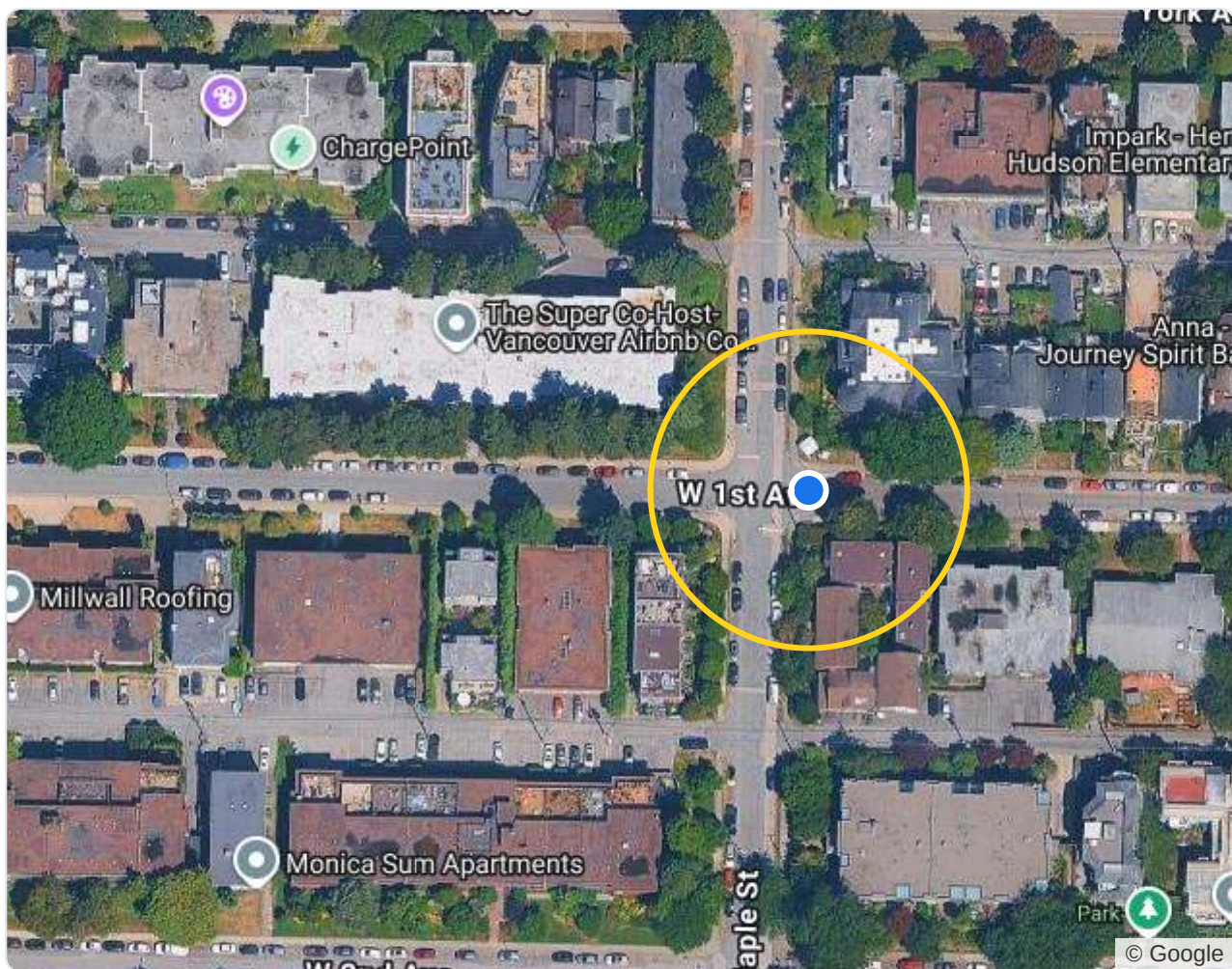
Amenities & Features

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

Maintenance Fees Include

- | | |
|--------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ 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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