

BUILDING BROCHURE

MAPLE MANOR

2080 Maple St. · Vancouver, BC V6J 4P9 · Kitsilano



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2 FOR SALE
FROM \$499,000

1 SOLD · 12 MO
\$519,000–\$519,000



Unit Mix

1 Bedroom

8 units
526 – 782 sf
from \$499,000

2 Bedroom

2 units
889 – 957 sf
from \$670,000

For Sale in Maple Manor & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$579,000	1 / 1	685 sf	\$845	207 2080 MAPLE STREET
\$499,000	1 / 1	782 sf	\$638	305 2080 MAPLE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$519,000	1 / 1ba	541 sf	\$959	2026-04-09
\$525,000	1 / 1ba	526 sf	\$998	2024-11-24
\$650,000	1 / 1ba	656 sf	\$991	2023-09-22
\$920,000	2 / 2ba	889 sf	\$1,035	2023-05-05

Value & Financing

Price Positioning

\$742 /sq ft

Active listings here average \$742/sf vs \$1177/sf across Kitsilano.

37% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) \$499,000

20% down payment \$99,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1974	LEVELS 3	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS123	MANAGEMENT Homelife Advantage Realty Ltd.

Overview

Maple Manor - 2080 Maple St, Vancouver, BC V6J 4P9, Canada, Strata Plan Number VAS123, 3 levels, 34 units in the development, was built in 1974. Closest grocery stores are Maple Market, Your Vitamin Store and Greens Organic and Natural Market. Nearby schools include Imagine 1 Day International Organization, Just Dance and Fists of Mystery and Truth. Nearby parks include Delamont Park, Seaforth Peace Park and Rosemary Brown Park. Walking distance restaurants include Indian Oven Restaurant Ltd, Las Margaritas and Cafe Gypsy Rose. Walking distance child include services Montessori Day Care, Hudson Out of School Care Society and Lord Tennyson Out of School Care.

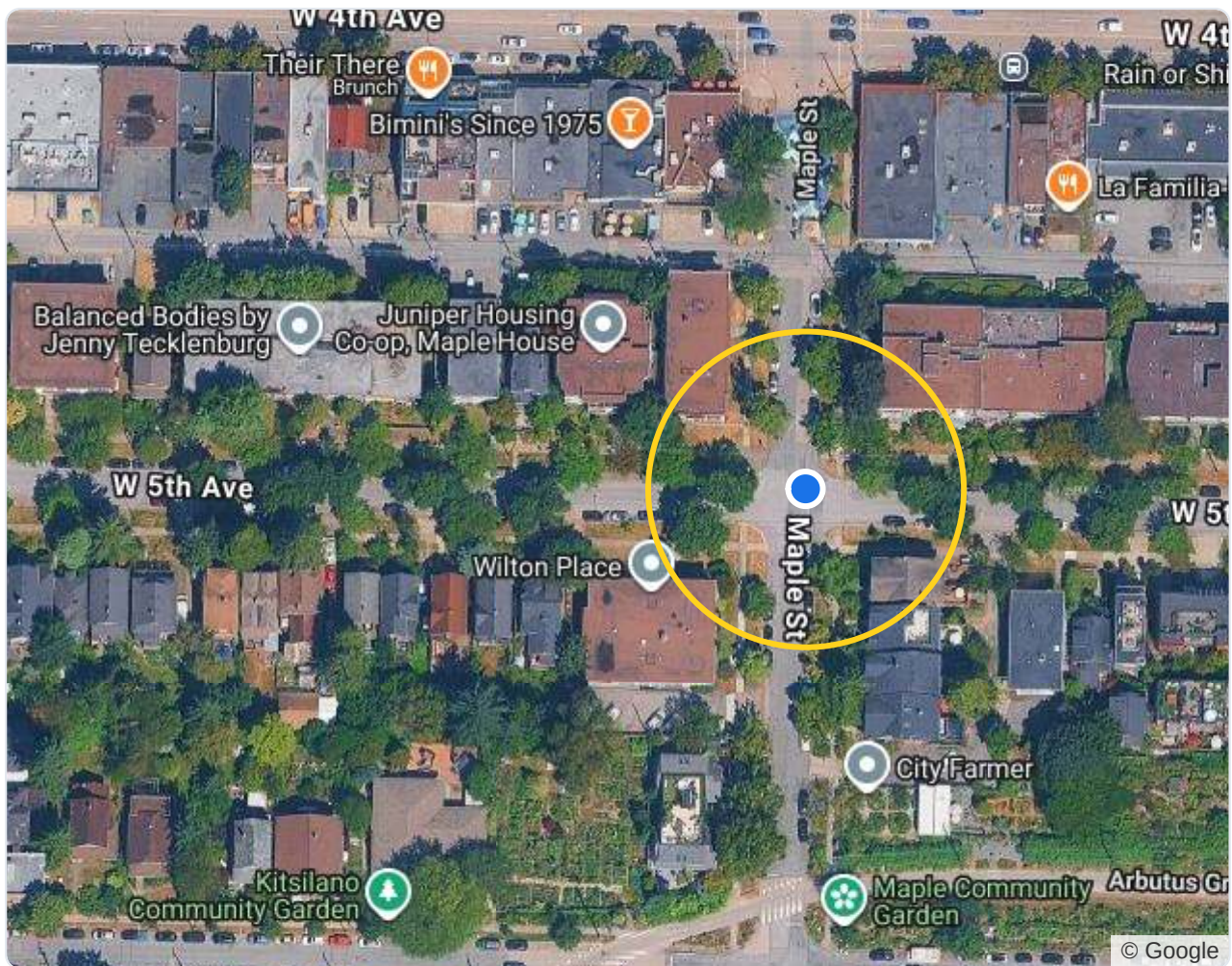
Amenities & Features

- ✓ Elevator
 - ✓ Storage
- ✓ Shared Laundry

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

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