

BUILDING BROCHURE

CONNAUGHT GARDENS

2121 6th Ave. · Vancouver, BC V6K 1V5 · Kitsilano



1 FOR SALE
FROM \$799,999

1 SOLD · 12 MO
\$566,000–\$566,000



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom 8 units 453 – 731 sf from \$485,000	2 Bedroom 3 units 736 – 972 sf from \$799,999	3 Bedroom 1 unit 1,267 – 1,267 sf from \$1,293,000
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For Sale in Connaught Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,999	2 / 1	736 sf	\$1,087	101 2121 W 6TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$566,000	1 / 1ba	678 sf	\$835	2025-11-11
\$1,293,000	3 / 2ba	1267 sf	\$1,021	2025-06-14
\$640,000	1 / 1ba	715 sf	\$895	2023-06-22
\$1,028,000	2 / 2ba	964 sf	\$1,066	2023-05-02

Value & Financing

Price Positioning \$1087 /sq ft Active listings here average \$1087/sf vs \$1196/sf across Kitsilano. 9% below area average	Mortgage Snapshot \$3,831 /mo Entry price (from) \$799,999 20% down payment \$160,000 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 1974	LEVELS 3	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS185	MANAGEMENT Dwell Property Management

Overview

Connaught Gardens at 2121 West 6th Avenue Vancouver, BC V6K 1V6, Canada, VAS185. A 3-level, 43 units condominium was built in 1974. Connaught Gardens condominium is located in Kitsilano, Vancouver, just steps from 4th Avenue and the beach. Close to St. Augustine's Elementary School, Lord Tennyson Elementary School, Henry Hudson Elementary School, Youth Learning Centre - Esliha7an Jr High School, Tait Elementary School, Kitsilano High School, Little Flower Academy High School, Prince of Wale High School, The Kitsilano Area Child Care Society, Montessori Day Care, BMO Bank of Montreal, RBC 4th & Balsam Branch, Scotiabank, Delamont Park, Arbutus Greenway Park and Seaforth Peace Park. Crossroads are West 6th Avenue and Arbutus Street. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management.

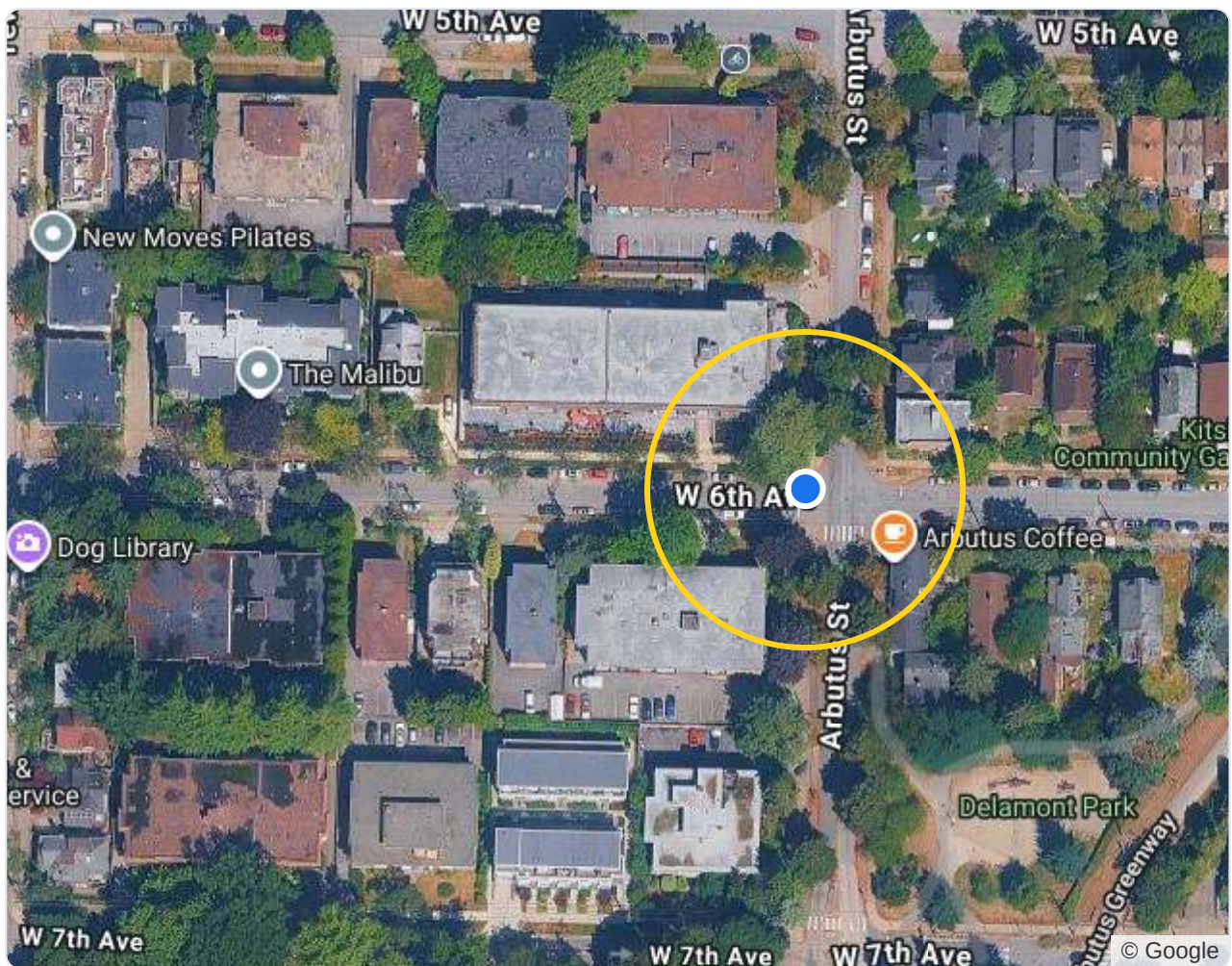
Amenities & Features

- | | |
|--------------------|------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Sauna/steam Room | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ 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).



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