

BUILDING BROCHURE

METRO - 2156 12TH BUILDING

2156 WEST 12th Ave. · Vancouver, BC V6K 2N2 · Kitsilano



Scan to view online



1 FOR SALE
FROM \$539,000

1 SOLD · 12 MO
\$620,000–\$620,000



Unit Mix

Studio 5 units 561 – 674 sf from \$525,000	1 Bedroom 5 units 612 – 720 sf from \$620,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	— / 1ba	609 sf	\$1,018	2026-04-23
\$525,000	— / 1ba	570 sf	\$921	2024-11-27
\$795,000	1 / 1ba	700 sf	\$1,136	2024-09-21
\$720,000	— / 1ba	674 sf	\$1,068	2024-03-03

YEAR BUILT 1995	LEVELS 3	SUITES 28	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1637	MANAGEMENT Urban Properties Ltd.

Overview

Metro at 2156 West 12th Avenue, Vancouver, BC V6K 4S7 - LMS1637. Built in 1995 with 28 units over 3 Levels. Located in Kitsilano area of Vancouver West, near the crossroads of West 12th Avenue and Arbutus Street. Complex features include elevator, in-suite laundry, storage and underground parking. Close to stop bus area, shops, restaurants, transit and downtown. Wonderful location just steps away from Arbutus streets many amenities and very close to the Kitsilano Farmers Market. Just a short walk to St. John's School, Bodwell College, Madrona School, Elite & Prime Education Canada, Fraser Academy, Canadian School of Natural Nutrition, St. Augustine's, Lord Tennyson Out-Of-School Care Society and St John's International School. Close to Rosemary Brown Park, Connaught Park, Delamont Park and Granville Park. Only walk distance of Kits Acupuncture & Massage Therapy, Skin Diseases Centre Of TCM, Dr. David Wang, ND, Inner Harmony Health Clinic, Personal Health Solutions Clinic, Optimum Health Care, Osteimer Jeff Dr, evolve Nurturing Vitality and Orca Health Care Supplies. Near to restaurants area including Quiznos, Indishpensable, Gramercy Grill The, La Petite France, Napoletana Pizza, I Sushi, Temaki Sushi, B.C. Sushi and Transylvania Flavour - Best Euro. Immediate to the major groceries and entertainment includes Indishpensable, Ed's Gluten Free Specialty, Nature Living Health, Marketplace IGA, Greens Organic and Natural Market, Safeway Supermarket, Festival Cinemas Vancouver Ridge Theatre, Festival Cinemas, Fifth Avenue Cinemas and Triton Films. Near to North

Shore Credit Union, RBC Royal Bank, Scotiabank, Bank of Nova Scotia - Private Banking Unit, Vancity Credit Union - 4th Avenue Community Branch, BMO Bank of Montreal, RBC Royal Bank and Scotiabank. A few minutes walk to Barbara-jo's Books To Cooks, Vancouver Real Estate Info, Guide, Borrow /Buy Real Estate Books, Library, Seminar, Vancouver First Time Home Buyer Resource, Books, Free Seminars, Links & More. Canterbury Tales Bookstore - in Kitsilano and Tradewind Books.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ 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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