

BUILDING BROCHURE

THE CARLINGS - 2181 12TH BUILDING

2181 WEST 12th Ave. · Vancouver, BC V6K 4S8 · Kitsilano



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1 FOR SALE
FROM \$928,000

6 SOLD · 12 MO
\$788,000-\$1,288,000

12-MO SOLD TREND
-13.5

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



Unit Mix

1 Bedroom 9 units 605 – 840 sf from \$619,000	2 Bedroom 25 units 787 – 1,120 sf from \$805,000	3 Bedroom 8 units 1,156 – 1,247 sf from \$1,149,000
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For Sale in The Carlings – 2181 12th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$928,000	2 / 2	853 sf	\$1,088	313 2181 W 12TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	2 / 2ba	802 sf	\$1,085	2026-04-27
\$788,000	1 / 1ba	726 sf	\$1,085	2026-04-08
\$1,270,000	2 / 2ba	957 sf	\$1,327	2026-03-08
\$789,900	1 / 1ba	723 sf	\$1,093	2026-02-22

Value & Financing

Price Positioning

\$1088 /sq ft

Active listings here average **\$1088/sf** vs **\$1214/sf** across Kitsilano.

10% below area average

Mortgage Snapshot

\$4,444 /mo

Entry price (from) **\$928,000**

20% down payment **\$185,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1997	LEVELS 4	SUITES 100	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2891	MANAGEMENT First Service Residential

Overview

The Carlings at 2181 West 12th Avenue, Vancouver, BC V6K 4S8 - LMS2891. Located in Kitsilano area of Vancouver West, at the crossroads of West 12th Avenue and Yew Street. The Carlings offers 100 units over 4 levels and was built in 1997. Building features include elevator, in-suite laundry, storage and parking.

The Carlings is just minutes to South Granville, local restaurants and downtown.

Close to transit, schools, park, shopping & beach, it's perfect! You'll benefit too from enhancements planned, by this elegant & professional community.

"The Carlings". Enjoy the ultimate Kitsilano lifestyle right in the heart of Arbutus Walk close to all amenities

A short walk to educational facilities, St. John's School, Bodwell College, Madrona School, Elite & Prime Education Canada, Canadian School of Natural Nutrition, St. Augustine's, Lord Tennyson Elementary, Little Sorbonne Language School, St John's International School, Kitsilano Secondary School, Century High School and Canadian Tourism College.

Just few minutes to Rosemary Brown Park, Connaught Park, Delamont Park and Granville Park.

Nearby restaurants and grocery stores, including Quiznos, Gramercy Grill The, La Petite France, Subway, Napoletana Pizza, I Sushi, Temaki Sushi, B.C. Sushi, Transylvania Flavour - Best European Restaurant, Regal Beagle, Ridge Gardens Restaurant, Simpatico Greek Restaurant, Moderne Burger, Maria's Taverna, Marketplace IGA, Greens Organic and Natural Market, Safeway Supermarket, Seven Seas Fish Market, Summer In Greece Donair, Terra Breads, Dollar Surprise Enterprises, SIP Soda Co., Whole Foods Market, Canada Safeway Limited and Kitsilano Natural Foods.

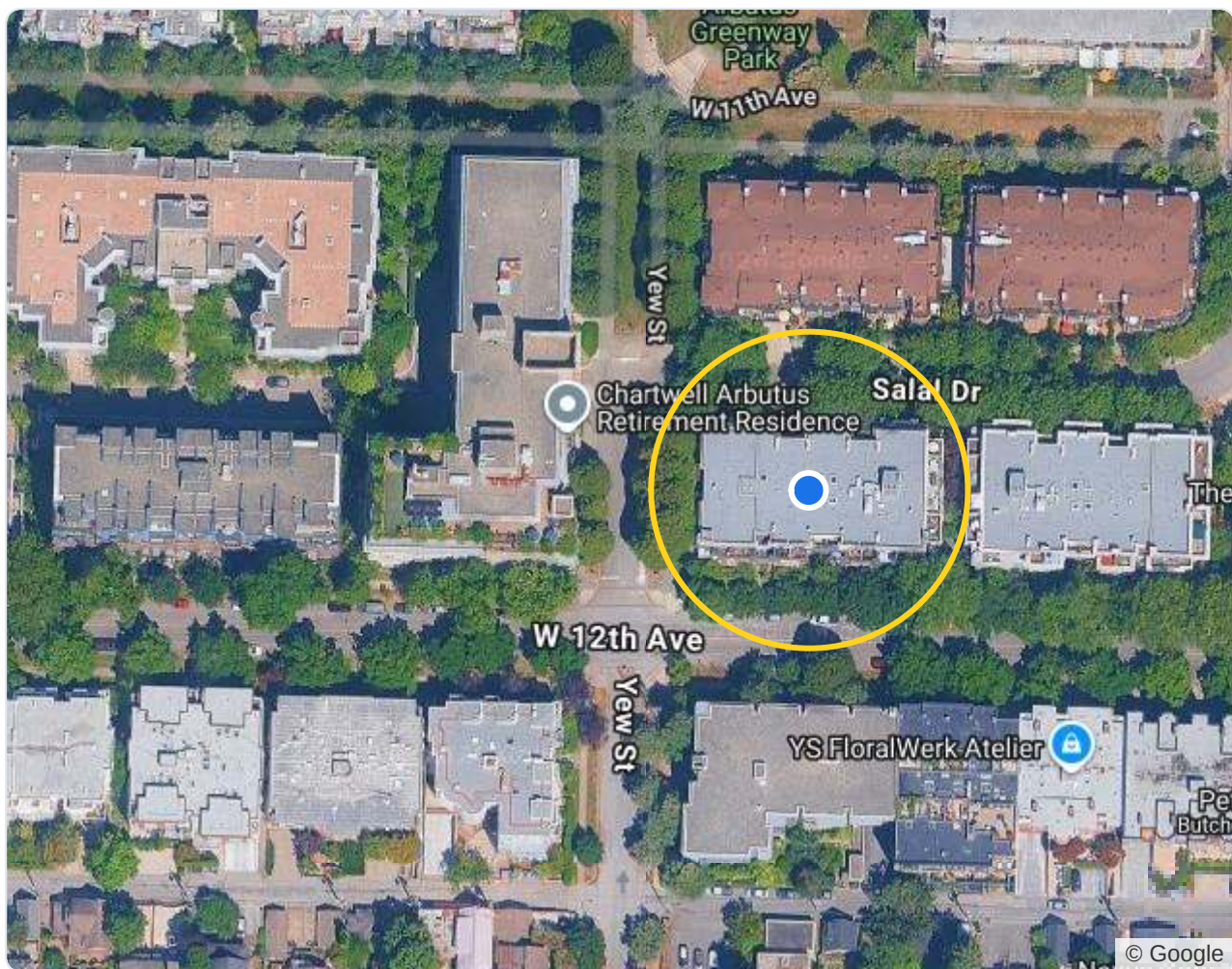
Amenities & Features

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

Maintenance Fees Include

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