

BUILDING BROCHURE

DESEO - 2226 12TH BUILDING

2226 WEST 12th Ave. · Vancouver, BC V6K 2N5 · Kitsilano



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3 FOR SALE
FROM \$649,000

1 SOLD · 12 MO
\$525,000-\$525,000


12-MO SOLD TREND
1.5

Unit Mix

Studio 4 units 479 – 553 sf from \$517,000	1 Bedroom 4 units 631 – 745 sf from \$680,000	2 Bedroom 2 units 1,060 – 1,101 sf from \$1,105,000
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For Sale in Deseo - 2226 12th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,198,000	2 / 2	1101 sf	\$1,088	406 2226 W 12TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$525,000	— / 1ba	553 sf	\$949	2026-04-04
\$690,000	1 / 1ba	631 sf	\$1,094	2025-08-18
\$870,000	1 / 1ba	745 sf	\$1,168	2024-10-21
\$566,000	— / 1ba	493 sf	\$1,148	2023-04-16

Value & Financing

Price Positioning \$1088 /sq ft Active listings here average \$1088/sf vs \$1212/sf across Kitsilano. 10% below area average	Mortgage Snapshot \$3,108 /mo Entry price (from) \$649,000 20% down payment \$129,800 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 2003	LEVELS 4	SUITES 34	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1202	MANAGEMENT Korecki Real Estate Services Inc.

Overview

Deseo at 2226 W 12th Avenue, Vancouver, BC V6K 4W2 - BCS1202. Located in Kitsilano area of Vancouver West, near the crossroads of West 12th Avenue and Yew Street. Deseo offers 34 units over 4 levels and was built in 2003. Building features include bike room, elevator, in-suite laundry, storage, and parking.

Deseo is located in popular Arbutus Walk neighbourhood of Kitsilano.

Close to stop bus area. Simply stunning! Beautiful Kitsilano Beach and downtown Vancouver is only minutes away.

A short walk to St. John's School, Bodwell College, Madrona School, School Board Vancouver, Elite & Prime Education Canada, Fraser Academy, 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.

Arbutus Walk and Connaught Park and plenty of shopping all within walking distance from the building. Main transit arteries, entertainment and wonderful restaurants. Walk to Kits Beach to soak up the sun and water! Lunch at Granville Island! Quick ride to UBC and Downtown! Fast walk to West Side private schools and Kits Secondary. Why would you live anywhere else

Perfect condo in a great neighborhood!

Amenities & Features

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

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ 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).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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