

BUILDING BROCHURE

SOLO - 2228 MARSTRAND BUILDING

2228 Marstrand Ave. · Vancouver, BC V6K 4T1 · Kitsilano



Scan to view online



2 FOR SALE
FROM \$1,400,000

12 SOLD · 12 MO
\$470,000–\$1,260,000



Unit Mix

Studio 3 units 495 – 790 sf from \$470,000	1 Bedroom 30 units 497 – 800 sf from \$515,000	2 Bedroom 23 units 791 – 1,189 sf from \$842,000	3 Bedroom 4 units 1,020 – 1,478 sf from \$1,135,000
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For Sale in Solo - 2228 Marstrand Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,995,000	3 / 3	1478 sf	\$1,350	111 2688 VINE STREET
\$1,400,000	2 / 3	1189 sf	\$1,177	106 2688 VINE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$470,000	— / 1ba	505 sf	\$931	2026-07-21
\$1,170,000	2 / 2ba	954 sf	\$1,226	2026-06-07
\$795,000	1 / 1ba	701 sf	\$1,134	2026-05-03
\$1,260,000	2 / 3ba	1035 sf	\$1,217	2026-02-28

Value & Financing

Price Positioning

\$1264 /sq ft

Active listings here average **\$1264/sf** vs **\$1204/sf** across Kitsilano.

5% above area average

Mortgage Snapshot

\$6,705 /mo

Entry price (from) **\$1,400,000**

20% down payment **\$280,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 7	SUITES 176	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3170	MANAGEMENT First Service Residential

Overview

Solo - 2228 Marstrand Avenue, Vancouver, BC V6K, Canada. Strata plan number LMS3170. Built in 1998, Solo has 7 levels and 176 units. Crossroads are Vine Street and Yew Street. Nearby parks include Rosemary Brown Park and Connaught Park. Nearby schools include St. John's School, St. Augustine's Cchool, Lord Tennyson Elementary School, Kitsilano Secondary School and General Gordon Elementary School to mention a few. The closest grocery stores are Safeway, Choices Market and Kit's Food Mart. Nearby coffee shops include Higher Grounds Urban Market Cafe, Evelyn's Cafe & Bistro and Trees Organic Coffee. There are 166 restaurants within a 15 minute walk including Edible Flours, Woodvillage Cafe and Suzette's Deli. Shop at South Granville rise a few blocks away.

Maintenance fees includes caretaker, garbage pickup, gardening, gas, hot water, management and recreation facility.

Other buildings in complex are Duo - 2288 MARSTRAND AVE and Treo - 2688 VINE STREET.

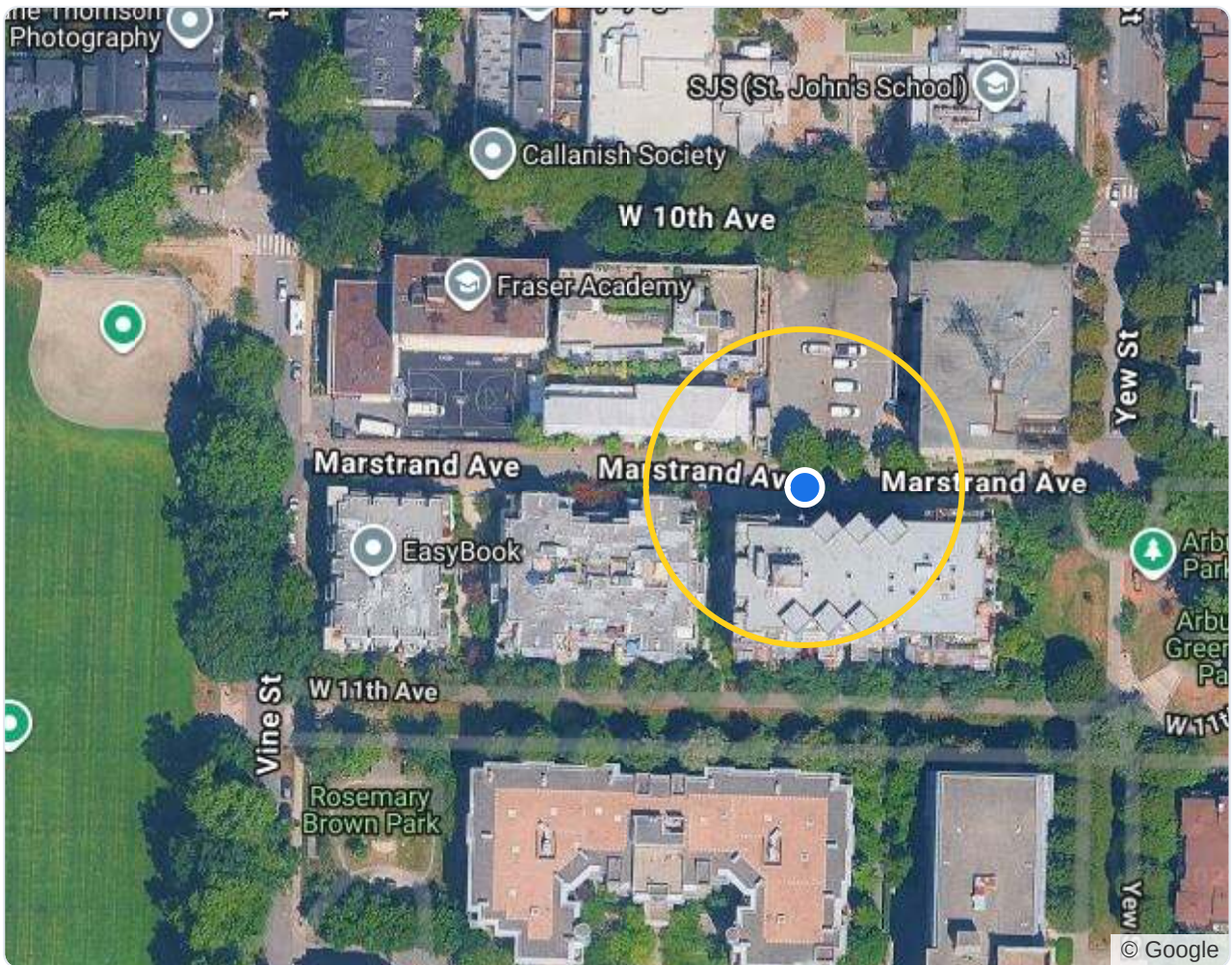
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

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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