

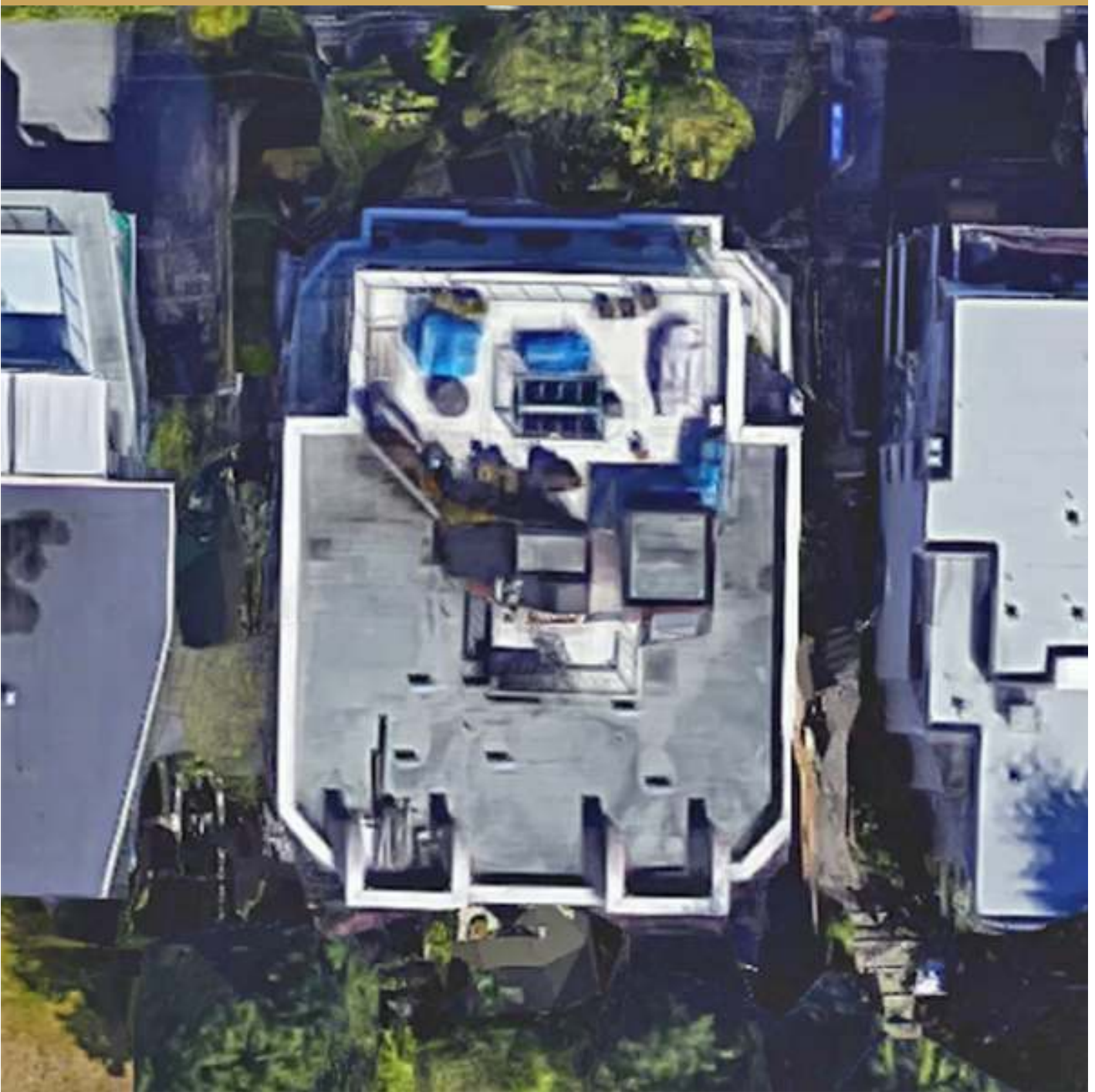
BUILDING BROCHURE

OCEAN GARDENS

2239 1st Ave. · Vancouver, BC V6K 1E9 · Kitsilano



Scan to view online



Unit Mix

2 Bedroom

5 units

557 – 610 sf

from \$677,500

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$677,500	2 / 1ba	610 sf	\$1,111	2025-07-19
\$745,000	2 / 1ba	557 sf	\$1,338	2023-07-19
\$742,000	2 / 1ba	577 sf	\$1,286	2023-01-22
\$750,100	2 / 1ba	567 sf	\$1,323	2022-03-18

YEAR BUILT 1983	LEVELS 3	SUITES 19	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1344	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

Ocean Gardens - 2239 West 1st Avenue, Vancouver, BC V6K 1E9, Canada, strata plan VAS1344, Ocean Gardens is a 3-level building - 19 condos. Completed 1983. Managed by Prudential 604-263-8800. Crossroads are West 1st Avenue and Yew Street located in the Kitsilano neighbourhood in Vancouver. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. Nearby parks include Hadden Park, Delamont Park and Point Grey Park Site at Trafalgar Street and steps away from the beach. Maintenance fees include garbage pickup, gardening, hot water and management. Features include elevator, shared laundry and Wheelchair Access.

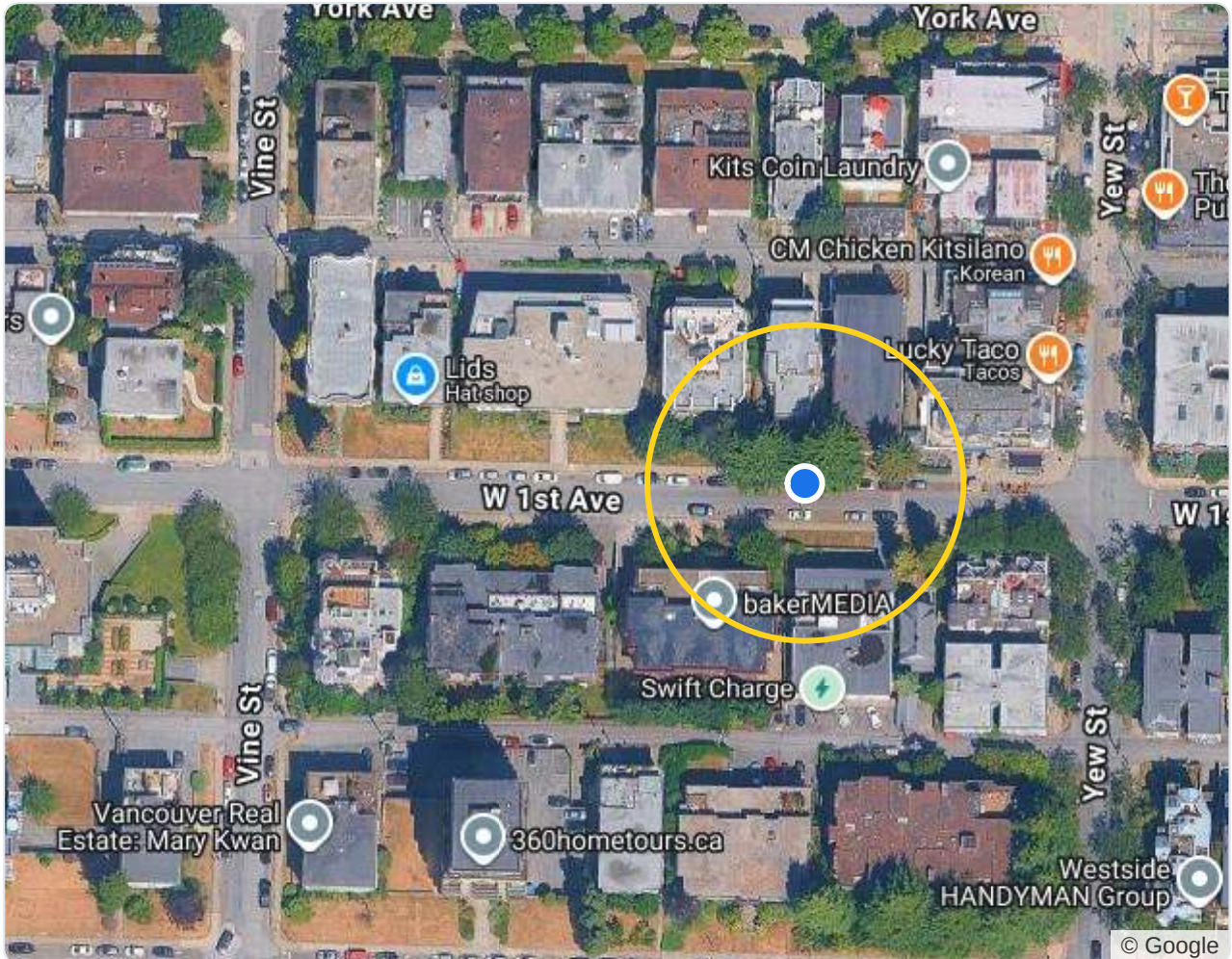
Amenities & Features

- | | |
|------------------|---------------------|
| ✓ Elevator | ✓ None |
| ✓ Shared Laundry | ✓ Wheelchair Access |

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

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