

BUILDING BROCHURE

WEST WIND

2255 WEST 8th Ave. · Vancouver, BC V6K 2A6 · Kitsilano



Scan to view online



1 FOR SALE
FROM \$639,000



Unit Mix

1 Bedroom 9 units 530 – 695 sf from \$575,000	2 Bedroom 4 units 903 – 1,005 sf from \$865,000
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For Sale in West Wind & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$639,000	1 / 1	668 sf	\$957	102 2255 W 8TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	1 / 1ba	616 sf	\$1,006	2025-07-29
\$625,000	1 / 1ba	654 sf	\$956	2024-07-23
\$667,000	1 / 1ba	695 sf	\$960	2024-07-07
\$910,000	2 / 2ba	903 sf	\$1,008	2024-03-24

Value & Financing

Price Positioning \$957 /sq ft Active listings here average \$957/sf vs \$1201/sf across Kitsilano. 20% below area average	Mortgage Snapshot \$3,060 /mo Entry price (from) \$639,000 20% down payment \$127,800 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 1975	LEVELS 3	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS236	MANAGEMENT Wynford Strata Management

Overview

West Wind - 2255 W 8th Ave, Vancouver, BC, V6K 2A6. Strata plan number VAS236. Crossroads are Vine Street and Yew Street. This 3-storey building has 39 units, built in 1975. Nearby parks include Rosemary Brown Park, Connaught Park and Connaught Park. Nearby schools include School Board Vancouver, The Vinery Program - Vancouver School Board and Fraser Academy. The closest grocery stores are Marketplace IGA, Pranin Health Inc and Cobs Breads. Nearby coffee shops include Higher Grounds Urban Market Cafe, Evelyn's Cafe & Bistro and Culprit Coffee Company. There are 191 restaurants within a 15 minute walk including Alexi's Taverna, Regal Beagle and Nine Thai Foods Ltd.

Maintenance fees includes garbage pickup, gardening, heat, hot water and management.

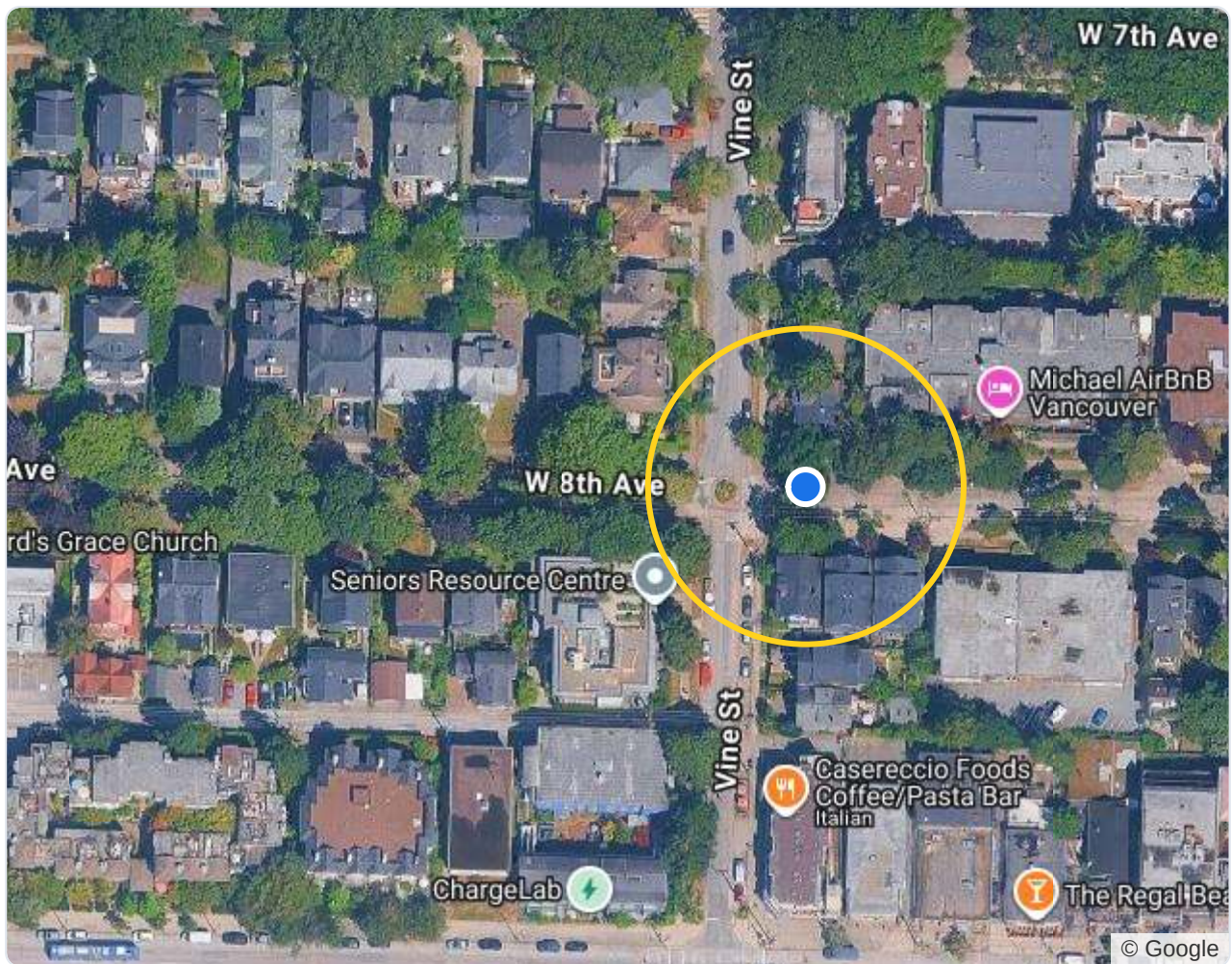
Amenities & Features

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

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ 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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