

BUILDING BROCHURE

THE CONNAUGHT

2268 WEST 12th Ave. · Vancouver, BC V6K 2N5 · Kitsilano



Scan to view online



Unit Mix

1 Bedroom

7 units

624 – 821 sf

from \$530,000

2 Bedroom

5 units

815 – 1,026 sf

from \$844,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$844,000	2 / 1ba	927 sf	\$910	2025-06-15
\$530,000	1 / 1ba	624 sf	\$849	2025-01-05
\$968,000	2 / 2ba	1026 sf	\$943	2024-11-08
\$895,000	2 / 2ba	937 sf	\$955	2023-10-01

YEAR BUILT 1996	LEVELS 4	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata		STRATA PLAN LMS2476

Overview

The Connaught -2268 West 12th Avenue, Vancouver, BC V6K 2N5, Canada. Strata Plan LMS2476. Built in 1997 with 30 units over 4 Levels. Located in Kitsilano area of Vancouver West, near the crossroads of West 12th Avenue and Yew Street. Building features include elevator, in-suite laundry, storage and underground parking.

Excellent Kitsilano location, steps to transportation, shops, cafes & restaurants along Arbutus Street & Broadway Street! Just a short stroll to Kitsilano Beach and Pool! Cross the street to Connaught Park and enjoy the amenities of the Arbutus Walk neighborhood, with easy access to work, play, shopping, transit, schools, Kitsilano Beach, Downtown Vancouver, UBC, Airport.

Just minutes away from St. John's School, Canadian School of Natural Nutrition, Elite & Prime Education Canada, Bodwell College, Madrona School, St. Augustine's, Lord Tennyson Elementary, Kitsilano Secondary School, Century High School and Canadian Tourism College.

Steps to Rosemary Brown Park, Connaught Park, Delamont Park and Granville Park.

Close to restaurant and groceries includes Temaki Sushi, Napoletana Pizza, Regal Beagle, I Sushi, Transylvania Flavour - Best European Restaurant, Ridge Gardens Restaurant, Dan Japanese Restaurant, Moderne Burger, White Spot Restaurants, Akbar's Own, Indishpensable, Marketplace IGA, Greens Organic and Natural Market, Dollar Surprise Enterprises, Safeway Supermarket, Seven Seas Fish Market, Whole Foods Market, Canada Safeway Limited and Choices Market

A few blocks from most major banks, including North Shore Credit Union, RBC Royal Bank, Vancity Credit Union - 4th Avenue Community Branch, Scotiabank,

BMO Bank of Montreal, Bank of Nova Scotia - Private Banking Unit, Bmo Bank of Montreal and RBC Royal Bank.

Nearby shopping and entertainment include Merilee Shaw, Silk Weaving, Pebble, London Drugs - Broadway & Vine, Macdonald's Prescriptions #3 Kitsilano, Vita Vie Pharmacy, Festival Cinemas Vancouver Ridge Theatre, Festival Cinemas, Fifth Avenue Cinemas and Triton Films

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ 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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