

BUILDING BROCHURE

# DUO

2288 Marstrand Ave. · Vancouver, BC V6K 4S9 · Kitsilano





**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**

## For Sale in Duo & Complex

2 currently active

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

## Recently Sold in this Building

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

## Value & Financing

### Price Positioning

**\$1264** /sq ft

Active listings here average **\$1264/sf** vs **\$1211/sf** across Kitsilano.

### Mortgage Snapshot

**\$6,705** /mo

Entry price (from) **\$1,400,000**  
20% down payment **\$280,000**

4% above area average

Rate / amortization

5.24% · 25 yr

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

|                           |                                         |                               |                                                |
|---------------------------|-----------------------------------------|-------------------------------|------------------------------------------------|
| YEAR BUILT<br><b>1999</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>176</b>          | CONSTRUCTION<br><b>Frame - Wood</b>            |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS3170</b> | MANAGEMENT<br><b>First Service Residential</b> |

## Overview

Duo - 2288 Marstrand Avenue, Vancouver, BC V6K, Canada, strata plan LMS3170, Duo is a 4-level building, 176 condos. Completed 1999. Crossroads are Marstrand Avenue and Vine Street located in the Kitsilano neighbourhood in Vancouver. Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver. One block away from medical building, bank, restaurants, community centre, IGA, London Drugs and St John private school, walking distance to Kitsilano Beach, Dog friendly neighborhood, School catchment - Kitsilano Secondary, Lord Tennyson Elementary. Nearby parks include Rosemary Brown Park, Connaught Park and Connaught Park. No smoking. Pets upon approval. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, management, recreation facility.

## Amenities & Features

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

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ 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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